

6/6/2025

Client: Client Doe
123 Main St, Your City, TX, 12345



Engineer: Philip W. Bullock Jr., M.E., M.B.A., P.E. (TX)
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In partnership with:



Client's Agent: Agent Doe

Inspector: Inspector Doe
Sample Company
P: (123) 456-7890
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Reviewer: Patrick E. Bullock, E.I.T.
Noble Engineering Services, LLC (TX)
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Executive Summary

Report V1.0

This executive summary statement provides an abbreviated and shortened overview of the key takeaway from the full report and is not intended to convey all details or complexities. It should not be the sole basis for decision making and is only provided as a courtesy for the purpose of clarity. For complete information and thorough analysis, refer to the full report.

The visual condition assessment findings documented in the on-site inspection report dated 3/20/2025 provided relevant observations that contribute to evaluating the structure’s current integrity and help inform expectations for future performance and maintenance needs.

After reviewing the inspection report, no significantly notable structural deficiencies were observed that would indicate current or emerging foundation-related problems. Visible components, including walls, ceilings, flooring, and exterior elements, appeared to be within normal tolerances, with only minor/cosmetic signs of movement, settlement, or cracking that would typically suggest foundation stress or instability. Based on these observations, the structure should be considered to be in stable condition at the time of inspection. No further action is recommended beyond routine property maintenance and standard observation/monitoring during the course of homeownership.

Engineer's Inspection Review

123 Main St, Your City, TX, 12345

0.0 - Background and Purpose

On 3/20/2025 a foundation evaluation was performed at the property located at address 123 Main St, Your City, TX, 12345, which consists of a 2367 square-foot single family attached structure built in 2018 (7 years old) with a post-tension foundation.

As shown in the attached inspection report (Appendix A dated 3/20/2025), a visual condition assessment of the structure’s foundation was performed on-site by inspector Inspector Doe () for the purpose of this desktop engineering evaluation completed by Engineer Philip W. Bullock Jr., M.E., M.B.A., P.E. (TX) (Noble Engineering Services, LLC (TX)). This letter is written to document and memorialize the findings of both the field investigation and desktop evaluation focused on providing a clear visual performance evaluation for the client.

The purpose of this evaluation is to investigate and determine, to the extent possible using visual clues, the foundation's current condition and determine if further analysis may be needed. Our evaluation involved collecting photographs of the structure to assess its performance and identify signs of distress. Based on our findings, we will provide recommendations to ensure the long-term stability and safety of the structure. We understand that foundation issues can be a cause for concern for property owners, and we aim to provide clear and concise information to help you make informed decisions about the structural needed for your property. The photographs presented in this report are intended to provide a representative sample of the types of distress observed throughout the structure, and are not a comprehensive catalog of all the distress present.

A Note on Photo Captions: This report, including the inspection report attached, will use photo captions that indicate locations such as right, left, front, and back. These directions refer to how a person standing at the front of the property looking at it would see it. For example, the "front left" would be located on the front left side of the structure, as person would reference if standing at the front of the property looking at the structure.

1.0 - Visual Condition Assessment

This section of the report documents visual observations made during a physical walkthrough of this investigation. Herein are the discoveries of the visual condition assessment of the foundation aimed at assessing its structural integrity, stability, and performance. The foundation serves as the fundamental support system for any structure, playing a pivotal role in ensuring its longevity and safety. Through industry accepted analysis and examination, this evaluation delves into the key aspects of the foundation's overall condition to provide insights into its current state. By scrutinizing the visual condition assessed factors (such as foundation cracking, unevenness, misaligned doors, windows that won't open, etc.) this portion of the evaluation aims to elucidate any existing visual deficiencies or potential risks that may compromise the stability of the structure. The findings presented herein are crucial for informing decision-making processes regarding necessary repairs, maintenance interventions, or further investigations to uphold the structural reliability and safety of the structure.

The attached inspection report dated 3/20/2025 and completed by Inspector Doe should be reviewed in detail and should stand as the visual condition documentation of the foundation-related deficiencies discovered at the time of the site-visit inspection.

2.0 - Observation Summary

Below is a table that represents a summary of the observed deficiencies at the property discovered in the field that may be considered to be influencing the performance of the foundation. See attached property inspection report for photos, detailed locations, and other information about these visual deficiencies.

Visual Condition Report Summary Table

Home Inspection Deficiency	Identified?	Severity	Home Inspection Deficiency	Identified?	Severity
Foundation cracks	Not-Present	---	Exterior wall cracks	Not-Present	---
Foundation corner cracks	Present		Interior sheetrock cracks	Present	Minor / Cosmetic
Areas sloping and uneven	Not-Present	---	Cracks patched	Not-Present	---
Exposed rebar or anchors	Not-Present	---	Exposed nails on siding	Not-Present	
Spalling concrete	Not-Present	---	Exposed nails on sheetrock (pop)	Present	

<i>Trees near structure</i>	Not-Present	---	<i>Ceiling sheetrock cracks</i>	Present	Minor / Cosmetic
<i>Trim/cabinets/base separating</i>	Not-Present	---	<i>Flooring cracks</i>	Present	Minor / Cosmetic
<i>Gutters</i>	Missing	Partial Structure	<i>Flooring separation</i>	Not-Present	
<i>Standing water</i>	Not-Present	---	<i>Tiles loose / cracked or missing</i>	Not-Present	
<i>Door(s) rubs, sticks, or has gaps</i>	Present	One (1)	<i>Spongy feeling and/or squeaks</i>	Not-Present	
<i>Window(s) won't open, latch, or sticks</i>	Not-Present	---	<i>Visual discovery of previous foundation work</i>	No	

This engineering statements below provide a general overview of the visual condition assessment findings documented in the home inspection report. The purpose of this section is to acknowledge and generally agree with the inspector's classification of severity for each observed deficiency based on visual indicators. No recommendations are offered here, as this section is limited to contextual confirmation of the reported conditions. A comprehensive recommendation, including consideration of all these observed deficiencies, their severity, patterns of distribution, and any history of prior foundation work, is provided in the conclusion section. That final summary reflects the engineer's overall assessment and any necessary guidance based on the totality of visual evidence.

Foundation corner cracks: The home inspection report notes foundation corner cracking. Cracks located at foundation corners are frequently observed in slab-on-grade or pier-and-beam construction and are often due to temperature fluctuations or localized shrinkage during curing. These are usually short and isolated, and when found without vertical or horizontal displacement, they are generally not considered serious. The presence of corner cracks alone does not always warrant further structural evaluation, but when combined with other warning signs, they can increase the likelihood of underlying foundation issues.

Gutters: The home inspection report notes gutters and downspouts were missing in some areas of the home, indicating that some portions of the structure lack proper roof drainage. While some of the home appears to have an effective drainage system, missing components can still allow water to collect near the foundation in certain areas. This is especially important in regions with clay soils that are susceptible to shrink-swell behavior, where moisture fluctuations can lead to foundation movement. It is recommended that gutters and downspouts be added to these areas, with discharge points extending at least 5 feet away from the foundation. Addressing these gaps will help maintain consistent soil moisture levels and reduce the risk of localized foundation stress.

Interior wall cracks: We agree with the findings of the inspection report that minor hairline cracks were observed in the interior sheetrock. These are common in residential structures and are generally cosmetic, resulting from normal settling or seasonal movement of building materials.

Exposed nails on sheetrock (pop): The home inspection report notes nail pops were observed in the interior sheetrock wall(s), where nail heads have become visible or have caused small surface bulges or dents. This is a common and typically minor cosmetic condition often caused by natural expansion and contraction of framing materials or minor settling. It is not usually indicative of structural concerns and can be repaired during routine maintenance.

Ceiling sheetrock cracks: We agree with the findings of the inspection report that hairline or surface-level cracks were observed in the ceiling sheetrock. These are typically cosmetic and may result from minor settling, thermal expansion, or drywall joint movement.

Flooring cracks: We agree with the findings of the inspection report that small or hairline cracks were observed in the flooring. These appear to be cosmetic and can occur due to normal material shrinkage, surface wear, or minor slab movement.

Door(s) rubs, sticks, or has gaps: The home inspection report notes a door that are rubbing, sticking, have a visible gap. A single interior or exterior door with issues such as sticking, dragging, or misalignment can often be attributed to seasonal changes in humidity or installation variance. This alone does not typically indicate foundation distress. However, if the problem worsens or is near other signs of movement, it may become part of a broader pattern worth evaluating.

3.0 - Interviews

No interviews were conducted as part of this investigation. It is highly recommended that the client contact any builders/owners/occupants/agents to confirm no relevant knowledge of previous defects and/or foundation work was performed at the structure. Historic knowledge of the foundation is important to the overall assessment of the foundation; when none exists the evaluation is limited to existing conditions only.

4.0 - Pertinent Documents

No pertinent documents were provided as part of this investigation; our company has not received any previous foundation reports from the builder, owner, occupant, client and/or agents. It is outside the scope of this investigation to determine if foundation repairs were permitted/required at a municipal level and to what extent they were documented. It is highly recommended that the client contact any owners/occupants/agents to confirm no relevant documentation of previous defects and/or foundation work that may have been performed on the structure. Obtaining pertinent documentation is important to the overall assessment of the foundation; when none exists the evaluation is limited to existing conditions only.

5.0 - Soils and Geotechnical

Foundation movement is a prevalent phenomenon in areas where poor soils exist due to expansive clays. Future foundation movement is always possible due to the shrink/swell characteristics of the soil. The foundation is prone to movement due to the moisture variation in the existing soil and total prevention of all future movement is unlikely.

6.0 - Conclusion

There are many factors that weigh into the Engineer's overall statement of opinion about the existing stability of the foundation. These various factors, as documented in Sections 1-5 above, are all considered when applying overall conclusive statements about the existing condition of the foundation and the future likelihood of foundation fatigue/failure.

Based on field observations of the foundation and analytical calculations, as documented in this report, the structure should be considered habitable and safe for occupancy (from a foundation stability standpoint) at this time.

The visual condition assessment findings documented in the on-site inspection report dated 3/20/2025 provided relevant observations that contribute to evaluating the structure's current integrity and help inform expectations for future performance and maintenance needs.

After reviewing the inspection report, no significantly notable structural deficiencies were observed that would indicate current or emerging foundation-related problems. Visible components, including walls, ceilings, flooring, and exterior elements, appeared to be within normal tolerances, with only minor/cosmetic signs of movement, settlement, or cracking that would typically suggest foundation stress or instability. Based on these observations, the structure should be considered to be in stable condition at the time of inspection. No further action is recommended beyond routine property maintenance and standard observation/monitoring during the course of homeownership.

Good foundation maintenance practices are the most effective solution to minimizing soil activity. The primary goal of foundation maintenance methods is to maintain a relatively constant moisture content in the soil around and below the foundation. The movement and drainage of water is a critical maintenance element that interacts with the shrink/swell properties of the expansive soil that the structure is supported upon. The goal of proper drainage is to remove excess water from around the foundation to keep the soil around and under the foundation at a stable moisture content. Gutters and downspouts are an effective method of directing rainwater away from the structure, but must be employed correctly. To better control the rainwater, ensure gutters, downspouts and extensions are present at each down-sloped area of the roof. The downspouts should discharge the water a minimum of 5 feet from the foundation or into a drainage system. To assist in the drainage of free water, the grade surrounding the foundation should be sloped away from the foundation for the first 10 feet around the perimeter where practicable. The slope should drop a minimum of 6 inches in 10 feet - a 5% slope. Swales should have longitudinal slopes of a minimum of 2 inches in 10 feet. If this cannot be done a French Drain may be required. Over-saturated soils can cause foundation heave and/or settlement and contribute to excessive foundation movement. Remediate ponding water immediately.

7.0 - Limitations

This report documents a limited engineer's foundation evaluation scope inspection only. This evaluation is not considered a full Level B evaluation, as defined by the "Guidelines for the Evaluation and Repair of Residential Foundations" by the American Society of Civil Engineers (ASCE).

This report has been assembled by a team, each member bringing specialized expertise to ensure a comprehensive evaluation within the scope of our project. The team comprises a field-experienced home inspector, responsible for conducting thorough on-site examinations; a reviewer, who reviews and consolidates the findings; and a skilled engineer, who applies a desktop evaluation and calculations to the field data collected. The structuring of our team and the distribution of roles have been strategically designed to optimize both the quality and cost-efficiency of the provided services. The team may (or may not) be comprised of individuals working for different companies.

Verification of permitted construction activities through the correct jurisdictional authority is not part of the scope of this report. Photos here of permit-related documents and stickers are for informational purposes only.

8.0 - Liability

The contents of this report supersede any verbal communication regarding the subject foundation during or after the inspection. This report was prepared for the exclusive use of the client listed above. There is no obligation or contractual relationship to any party other than our client and their agents in regards to the subject property. The opinions and recommendations contained in this report are based on the visual observation of the then current conditions of the structure and the knowledge and experience of the inspector/engineer.

The most effective long-term solution to foundation movement is deep foundation underpinning for the entire structure, however these methods may not be economically feasible and often causes unwanted cosmetic damage. As such, this report may present options that consider factors such as viability, timeliness, and cost. This report provides engineering advice intended to correct the observed foundation deficiencies assuming normally expected subsurface conditions and conventional construction methods.

This report is only an engineering statement of opinion and report of findings based on the information available at the time of inspection. It does not provide any guarantee to the current state of the structure's foundation. It does not "guarantee" against future foundation problems nor does it provide any warranty to the foundation itself. The report was based on the information that was available at the time. Should additional information become available, the engineer/inspector reserves the right to determine the impact, if any, the new information may have on the opinions contained herein and revise conclusions and opinions as necessary and warranted. The engineer is not responsible for knowledge of subsurface conditions without geotechnical data provided, including vertical stabilized displacement from clay soils.

Engineer/inspector is not responsible for concealed conditions where a visual observation was not possible or any other areas that are not readily available to the engineer or inspector for evaluation during the site visit. The evaluation was limited to visual observations and areas not visible, accessible, or hidden behind furniture and appliances were not included in the evaluation. The evaluation did not include any soil sampling or testing, nor any assessment of the existing framing, plumbing, or auxiliary structures and no implication is made on the compliance or non-compliance of the structure with old or current building codes. No verification was made of the existing concrete strength, thickness, location of interior grade beams, reinforcement, nor capacity to support any load.

Limits of liability for any claims with respect to this report is limited to the fees paid for services and anyone relying on the content of this report agrees to indemnify the company for all costs exceeding the fee paid.

Engineer's Seal Philip W. Bullock Jr., M.E., M.B.A., P.E. (TX) TBPE #123456 Firm #21369 Noble Engineering Services, LLC (TX) (In partnership with Sample Company) P: (832) 210-1397 E: engineering@noble-pi.com	 6/6/2025
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Possible Attachments:

✓ - Provided	Appendix A	On-Site Inspection Report with Photos Dated 3/20/2025
X - Not Provided	Appendix B	Other Pertinent Documents (repairs, previous plots, etc.)



Appendix A

On-Site Inspection Report with Photos Dated 3/20/2025

123 Main St, Your City, TX, 12345

The on-site inspection report may be too lengthy to include in the Appendix A herein. This can occur with lengthy reports, particularly if they contain other specialties. If a full copy is not here, we recommend contacting the inspector.

Inspector: Inspector Doe

Sample Company

P: (123) 456-7890

E: inspector@testinspector.com



NOBLE PROPERTY INSPECTIONS

(832) 551-1397

noble@noble-pi.com

<https://noble-pi.com/>



PROPERTY INSPECTION REPORT

11122 Stablewood Meadow Trl
Richmond, TX 77406



Inspector

Chris Pinina

Professional Home Inspector (#24606)

(832) 551-1397

noble@noble-pi.com



Agent

Binh Pham



PROPERTY INSPECTION REPORT FORM

Michelle Truong

Name of Client

03/20/2025 8:30 am

Date of Inspection

11122 Stablewood Meadow Trl , Richmond, TX 77406

Address of Inspected Property

Chris Pinina

Name of Inspector

Professional Home Inspector (#24606)

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

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

INFORMATION

Date of inspection: 03/20/2025 -

Repair Pricer: Want to know what the problems documented in this report will cost? we offer [Repair Pricer](#) on all of our inspections. The Repair Pricer Tool provides you a detailed cost estimate for the items listed as deficient in your inspection report.



**REPAIR
PRICER**

Home Binder: [HomeBinder](#) is a digital platform or app to help manage and track everything about your property, whether it be regular maintenance, storing inspection documents or even notifying you of a product recall. As part of your inspection, *you get HomeBinder for free*. Your HomeBinder digital profile will be pre-loaded with all of your home's info and is free forever. Keep an eye out for the welcome email!

HomeBinder Assistant: is also free with your inspection report. You'll get a dedicated assistant to shop, compare, and set up your utilities, internet, security and other services in your new home with the best deals in your area.



Photo Captions:

This inspection will use photo captions that indicate locations such as right, left, front, and back. These directions refer to how a person standing at the front of the property looking at it would see it. For example, the "front left bedroom" would be located on the front left side of the structure, as person would reference if standing at the front of the property looking at the structure.

How to Use This Report:

Your inspection is divided into four (4) basic categories of inspection:

1. *Inspected (I)* - Item or category was inspected. Comments and photos may be provided by the inspector that shows proof of functionality and/or documentation of existence.
2. *Not Inspected (NI)* - Inspector found this item present but did not inspect it.
3. *Not Present (NP)* - Inspector was not able to locate this item for inspection.
4. *Deficient (D)* - Inspector will check this 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 State standards of practice (as applicable). General deficiencies include inoperability, material distress, water penetration, damage, and deterioration, missing components, and unsuitable installation.

Type of building: Single Family Attached

Style: Traditional

In attendance: Tenants

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Weather conditions: Clear

Outdoor temperature: 30°F to 60°F

Occupancy & furnishings: Furnished

Furnishings obstruction:

The property contains furnishings. Furnishings can obstruct the inspectors view and access to particular areas of the home. As such, the inspector performed the inspection to the best of his abilities. Due to liability considerations, the inspector is not permitted to move furnishings to complete an inspection.

Inspection address: 11122 Stablewood Meadow Trl , Richmond, TX 77406

Inspection company: Noble Property Inspections

Client's name: Michelle Truong

Agent's name: Binh Pham

Inspector's name: Chris Pinina

Inspection date: 03/20/2025 -

Repair Pricer:

If you are confused by what this report means to your bottom line, keep in mind that we offer [Repair Pricer](#) on all of our inspections. The Repair Pricer Tool provides you a detailed cost estimate for the items listed as deficient in your inspection report.

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Year built: 2018

Square feet: 2367

Thermal / infrared scan completed:

This inspection included thermal imagery as part of your inspection package.

Thermal imaging is a method of using infrared radiation and thermal energy to gather information about objects, in order to formulate images of them, even in low visibility environments. Thermal imaging is based upon the science of infrared energy (otherwise known as "heat"), which is emitted from all objects. This energy from an object is also referred to as the "heat signature", and the quantity of radiation emitted tends to be proportional to the overall heat of the object. Thermal cameras or thermal imagers are sophisticated devices comprised of a sensitive heat sensor with the capacity to pick up minute differences in temperature.

I=Inspected

NI=Not Inspected

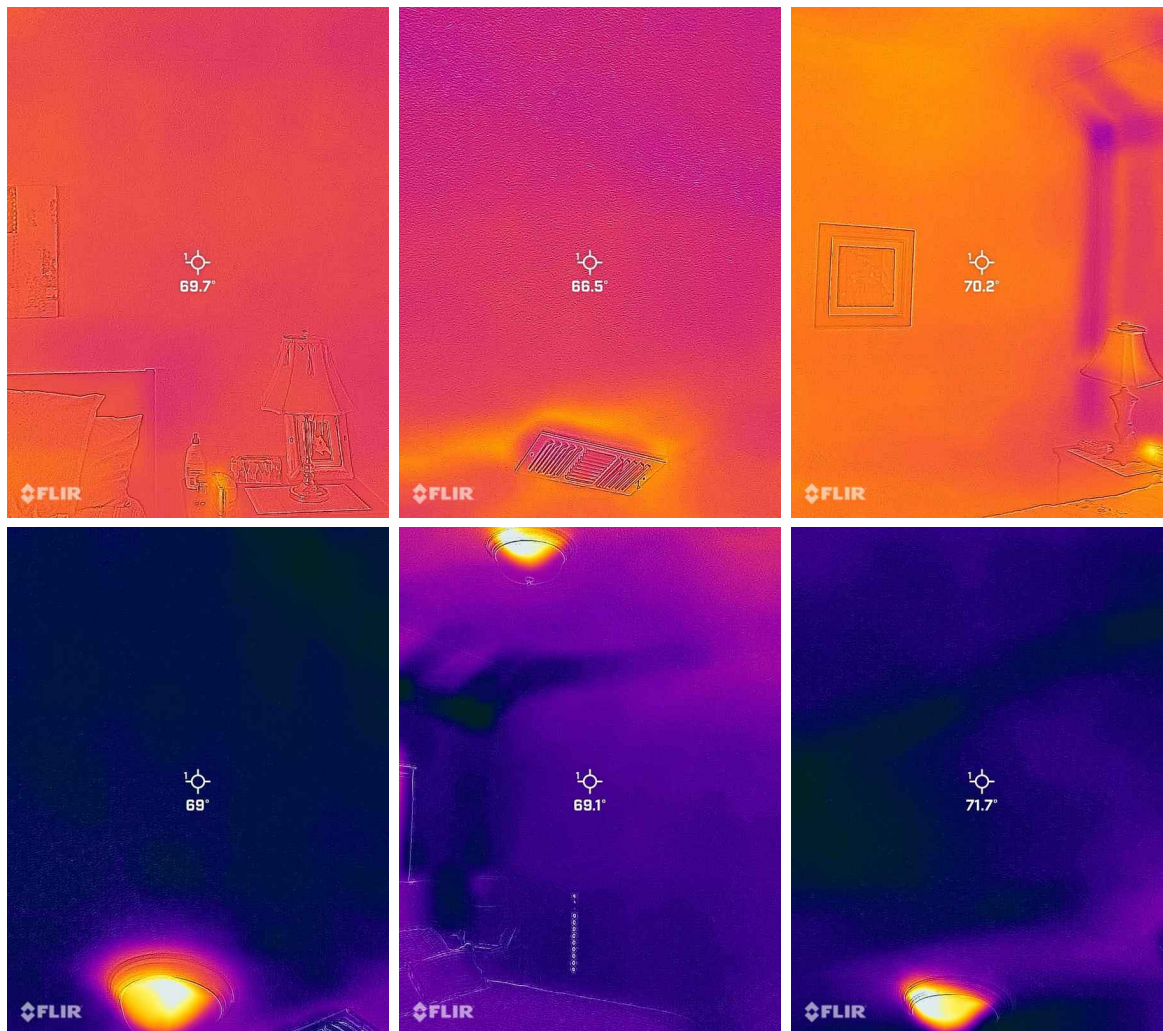
NP=Not Present

D=Deficient

I	NI	NP	D
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As they gather the infrared radiation from objects in a particular environment, they can start to map out an image based on the differences and inflexions of the temperature measurements.

Photos in this section, if they are present, may not represent a deficiency and are primarily for documentation purposes of inspection. Deficiencies from thermal imagery can also be documented below and/or throughout the report as discovered.



Thermal / infrared scan may be less accurate:

This inspection did include thermal imagery. However, thermal imagery is less effective, and sometimes ineffective completely, when the temperature outside the structure is similar to the temperature inside the structure. This is often the case when the weather is between 65 and 75 degrees, when the HVAC system does not need to run for most people's comfort. It can also be less effective on structures where the HVAC was left off, as they can take many hours to fully balance, particularly inside wall cavities.

☒ ☐ ☐ ☐

Rodent & Pest Control

Noble Pest & Termite (Houston Area):

As Noble Pest & Termite, we can perform quarterly and one-time pest control treatments of this structure.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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As an inspection customer, we also offer **FREE** 1ST TIME PEST TREATMENTS as part of this inspection if you sign up for any subscription (cancel anytime). This is considered a \$125 value! If you are happy with this inspection report please consider Noble Pest & Termite. Visit our website at Noble-PT.com if you want to see reviews, get an instant quote, meet our team, or schedule a treatment online.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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I. STRUCTURAL SYSTEMS

☒ ☐ ☐ ☒ A. Foundations

Type of foundation: Post-Tension

Performance - Engineer's foundation evaluation pending:

The Engineer's Foundation Evaluation (to be delivered at a later date) will determine the performance of the foundation by utilizing the visual deficiencies gathered in this report coupled with analytical methods for calculating elevation, deflection, and tilt. Instead of making a statement of performance here, the inspector will rely on the results of the Engineer to ultimately determine the foundation's performance.

1: Slab - foundation cracks - corners

🔴Recommendation

Corner cracks are visible in the foundation slab but are of minimal structural concern. Shrinkage is a natural part of the curing process of concrete and cracks located in corners of structures are common. Recommend patching the corner cracks to prevent moisture/pest intrusion. Also recommend monitoring to confirm the cracking does not worsen.

Recommendation: Recommend monitoring.



Back Right

☒ ☐ ☐ ☒ B. Grading and Drainage

1: Gutter is crushed

🔴Recommendation

A downspout gutter is crushed. This can cause flow restrictions and debris buildup in the gutter system that could lead to an overflow. Recommend replacing the crushed portion of the gutter, as necessary.

Recommendation: Contact a qualified gutter contractor

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



Right

2: Gutter missing splashblock

Recommendation

Some or all of the gutter downspouts are missing splashblocks. Splashblocks help to disperse the water away from the foundation and prevent erosion of soils. Recommend installation.

Recommendation: Recommended DIY Project



Partial property

☒ ☐ ☐ ☐

C. Roof Covering Materials

Roof covering material (w/sample photos): Asphalt / Composition Shingles

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

*Inspected roof from:* Drone*Roof overall condition:* Good*Unable to traverse some/all of roof:* Pitch to High (Considered Unsafe) -

In most cases, the inspector attempts to traverse roof surfaces during the inspection. All or some portions of the roof were unable to be traversed and the inspection was completed via other means, without physically walking on top of it. Both state (if applicable) and InterNACHI Standards of Practice do not require the inspector to climb on any roof that is determined to be unsafe or not traversable because of material type.

Roof

Drone inspection:

The best method of for roof inspection is to physically traverse the roof looking and feeling for problems.

Due to safety concerns, inspector is only able to access most 1 story roofs, unable to access the majority of 2-story roofs, and unable to access virtually all 3+ story roofs, unless 1st-floor or 2nd-floor extensions provide safe access. Inspectors also will not walk clay, slate tile, or aluminum shingle roofs; metal roofs (R-panel / standing seam, etc.) pose a increased slip and fall-through hazard.

Due to the potential fall / safety hazards, a drone inspection was chosen as the inspection method for all or a portion of the roof. For tall or steep roofs, drones are a quality substitute that can identify many deficiencies, such as discoloration, delamination, damaged coverings, missing shingles, and problems with many different types of vents. That said, drone inspections are limited to the camera's view and are considered a limited visual assessment of a roof's condition.

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

Inspected attic from: Limited Attic Walk*Type of insulation (w/ photos):* Blown-In / Loose Fill

Coverage Chart	
Attic	Minimum Insulation Thickness
R-13	4.7
R-19	7.0
R-22	8.0
R-20	9.2
R-30	10.1
R-38	13.2
R-49	15.6
R-60	18.7
R-60	20.0

Walls

Approximate depth of insulation: 9.5 Inches (R-30) (2x10) -

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

This is considered to represent the approximate average depth and type of insulation discovered during this inspection.

Type of underlayment: TechShield

☒ ☐ ☐ ☒

E. Walls (Interior and Exterior)

Wall material (exterior): Brick, Stone

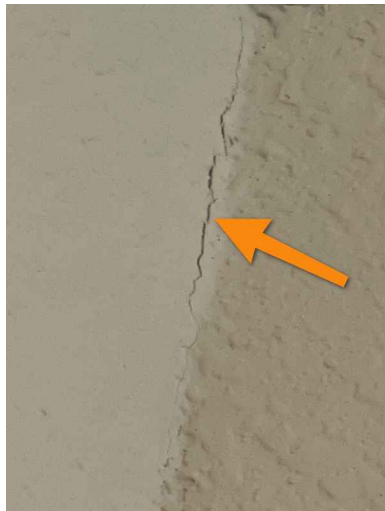
Wall material (interior): Drywall

1: Cracks minor

🔴Recommendation

Minor cracking was observed in wall structure. This is common in structure this age and is often determined to be cosmetic. That said, cracking is a first sign of foundation failure and cracks can grow over time; recommend monitoring. The best way to monitor a crack is to patch it (with mortar or caulk) and repaint it, to see if the crack reappears.

Recommendation: Recommended DIY Project



Right Middle Bedroom



Front Right

2: Exposed nails on sheetrock (pop)

🔴Recommendation

The sheetrock has nail heads showing (sometimes called "nail pops") where nails have penetrated the mud covering becoming exposed. This is common in homes of this age and is primarily considered a cosmetic deficiency. Often the mud to cover the nail was not thick enough and has "popped off" the sheetrock as the home has aged. It is unlikely that the cause is a structural deficiency. Recommend repaint or hire a general contractor to resolve, as necessary. Monitor area for future nail pops.

Recommendation: Contact a qualified general contractor.

I=Inspected

NI=Not Inspected

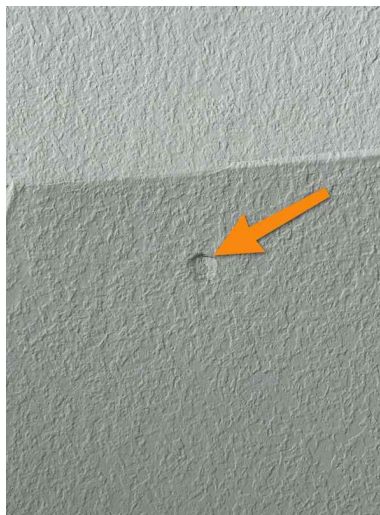
NP=Not Present

D=Deficient

I	NI	NP	D
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Dining room ceiling



Primary bedroom ceiling

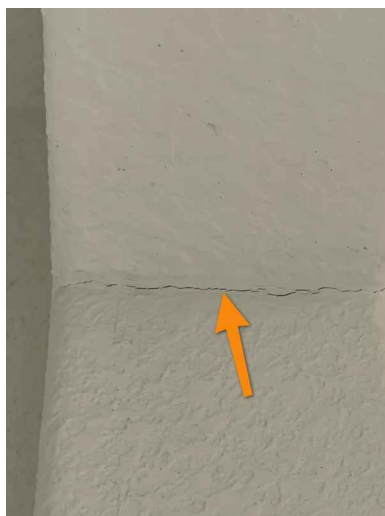
☒ ☐ ☐ ☒ **F. Ceilings and Floors**

1: Ceiling - sheetrock cracks minor

Recommendation

Minor sheetrock cracking was observed on the ceiling. This is common in structures this age and is often determined to be cosmetic, most often the separation of drywall tape joints. Recommend patching, repainting, monitoring these locations for further cracking.

Recommendation: Contact a qualified painting contractor.



Back entry

2: Flooring - cracks minor

Recommendation

Minor cracking observed on the flooring that is unlikely due to structural foundation issue. This is common in structures this age and is often determined to be cosmetic. Recommend patching the area and monitoring the cracking. The best way to monitor cracking is to patch it (with mortar, grout, caulk, etc.) and see if it reappears.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

Recommendation: Contact a qualified flooring contractor



Garage

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

1: Door doesn't latch to close

🔧 Recommendation

Door doesn't latch to close properly. Recommend handyman repair door, latch, frame, and/or strike plate.

Recommendation: Contact a qualified handyman.



Back door deadbolt



Front Right Bedroom Closet

2: Doorknob loose

🔧 Maintenance Item

Doorknob is loose. Recommend tightening.

Recommendation: Recommended DIY Project

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Right Middle Bedroom Closet

3: Door has no doorstop

 Maintenance Item

One or more doors have no doorstop. Without a doorstop, the doorknob can be lodged into the sheetrock and create a hole. Recommend installation of a doorstop.

Recommendation: Recommended DIY Project



☒ ☐ ☐ ☐ **H. Windows**

Window is obstructed:

One or more windows are obstructed with personal effects such that the inspector did not feel safe moving. As such, inspector did not inspect the window. Recommend client to have owner demonstrate the effectiveness of the window functionality; or have the owner remove contents for client inspection.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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☐ ☐ ☒ ☐ **I. Stairways (Interior and Exterior)**

☒ ☐ ☐ ☒ **J. Fireplaces and Chimneys**

Photo(s) of direct vent:



Photo(s) of gas valve:

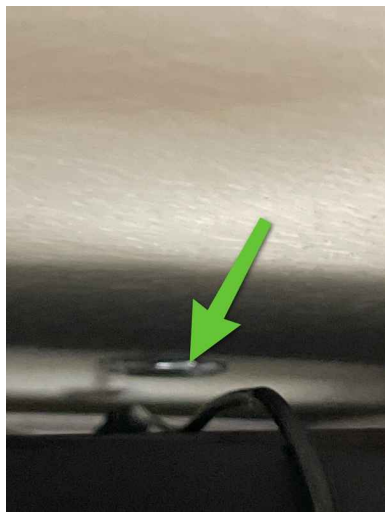
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Type of fireplace (w/ photos): Gas log with Direct-Vent



1: Fireplace will not light

🔧 Recommendation

Fireplace will not light. Due to liability concerns, inspectors are not able to turn on/off natural gas and light gas fumes unless a automated switch or remote is available. The switch or remote failed to light the fireplace. Recommend demonstration by the owner for further evaluation by a fireplace contractor.

Recommendation: Contact a qualified fireplace contractor.

2: Gas key is missing

🔧 Maintenance Item

The gas key cannot be located. These keys are universal and can be purchased online at minimal cost. Recommend discussing with the owner the location of the key or budgeting for the purchase of a new key.

Recommendation: Recommended DIY Project

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

I=Inspected

NI=Not Inspected

NP=Not Present

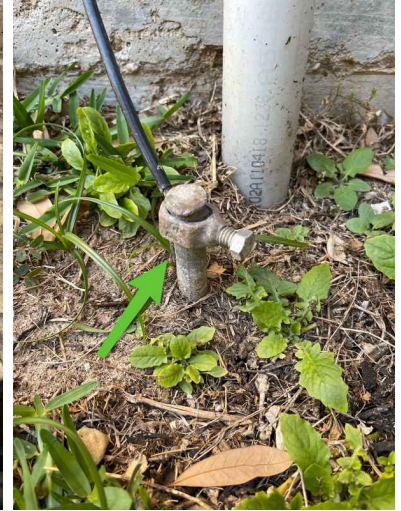
D=Deficient

I NI NP D

II. ELECTRICAL SYSTEMS

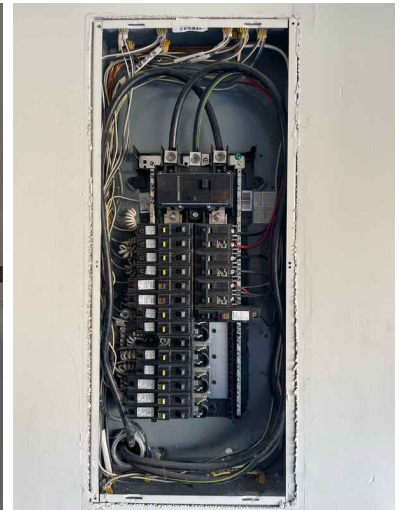
☒ ☐ ☐ ☐ A. Service Entrance and Panels

Photo(s) of electric meter and service: Underground Service



Ground rod

Photo(s) of main electric service panel: 125 Amp



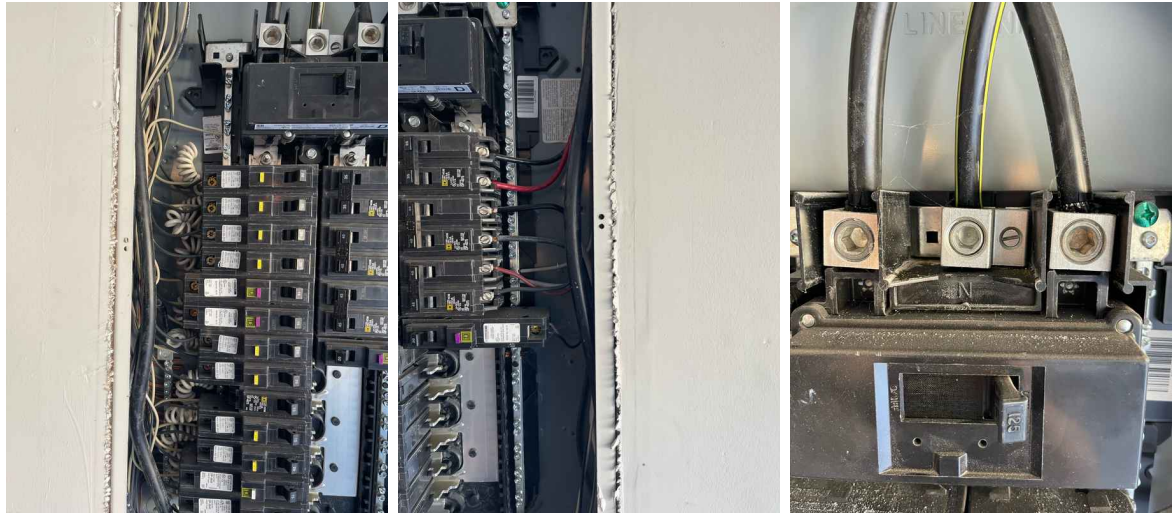
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Photo(s) of electric sub-panel: No Sub-Panel

Branch circuit wiring: Copper -

Branch wiring (wiring throughout the structure) should be copper for all circuits within structure. Aluminum wire is considered a fire hazard and is caused by oxidation and other factors that lead to overheating where the wire is connected at splices, outlets and light fixtures. Aluminum wire is OK and very common for the main electrical service from the meter.

Arc fault circuits were not tested due to occupied home :

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

1: Outlet - loose and not secure

⚠ Safety Hazard

One or more outlets are loose and not securely fastened to the gang-box and/or the structure behind the sheetrock. Loose outlets will become worse over time as contact points start to wear down and wires bend back and forth. Loose outlets can eventually lead to broken wires, dead circuits, flickering lights, or other electrical problems (including electrical fire). Recommend an electrical contractor tighten the outlet so it does not move.

Recommendation: Contact a qualified electrical contractor.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



Front Right Bedroom



Right Middle Bedroom



Front Bathroom and various locations

2: Cover plates missing or damaged

⚠ Safety Hazard

One or more electrical receptacles are missing a cover plates, or the plate is damaged. This causes short and shock risk. Recommend replacement of the damaged or missing cover plate.

Recommendation: Contact a qualified electrical contractor.



Garage

☒ ☐ ☐ ☐

C. Low Voltage & Other

Smoke and carbon monoxide detectors are in the required locations :

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Smoke and carbon monoxide detectors were not tested due to occupied home:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☒ ☐ ☐ ☐ A. Heating Equipment

Photo(s) of 1st heating system: Gas-Fired Central Heat, Age: 0-10 Years



Attic Unit



Gas shut off valve



Vent

Photo(s) of 2nd heating system: None

1st unit - measured temperature differential: Operable (20°F)



Return



Supply



Supply

2nd unit - measured temperature differential: None -

Supply vents deliver the cooled air through supply ducts and registers. Returns deliver air back to HVAC air handler, furnace, and evaporator. The difference in this air temperature is called the temperature differential.

The heating system temperature differential is much more important on electrical furnaces where heating elements can exhibit performance issues and the margin between the supply and return is more sensitive.

Gas-fired furnaces, on the other hand, produce differentials that are much higher; in a gas-fired system, it is common to see temperature differentials that are 20°F to 50°F difference and the measured difference (to the degree) is less important than the overall functionality of the system.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

☒ ☐ ☐ ☐ **B. Cooling Equipment**

Exterior - photo(s) of 1st cooling system: Electric Central Air Conditioning, R-410A Freon, Age: 0-10 Years -



Condenser



Fan



ID Tag

Exterior - photo(s) of 2nd cooling system: None

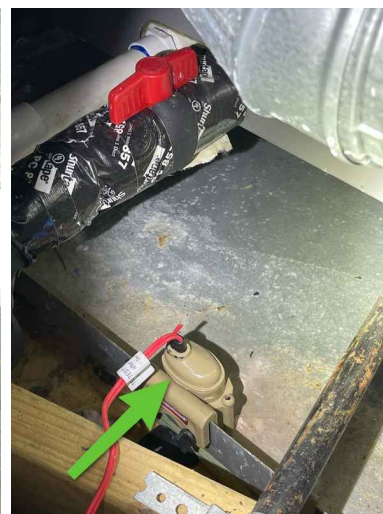
Interior - photo(s) of 1st cooling system: Electric Central Air Conditioning, Age: 0-10 Years



Evaporator cabinet



Primary condensate drain line



Emergency condensate drain pan with float switch

Interior - photo(s) of 2nd cooling system: None

1st unit - measured temperature differential: Not Measured

2nd unit - measured temperature differential: None -

Supply vents deliver the cooled air through supply ducts and registers. Returns deliver air back to HVAC air handler, furnace, and evaporator. The difference in this air temperature is called the temperature differential.

A generally accepted ideal temperature difference between the supply and return air for an operable cooling system is between 15°F and 20°F.

Primary condensate drain line termination photo :

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Front Bathroom

Low outdoor temperature:

The A/C unit cooling system temperature differential was not able to be measured due to low outdoor temperature. Operation may cause damage to the unit. A limited visual survey was performed and reported. If the client has concerns about the condition of the cooling equipment, the inspector recommends hiring a qualified HVAC technician for further evaluation.



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

I=Inspected

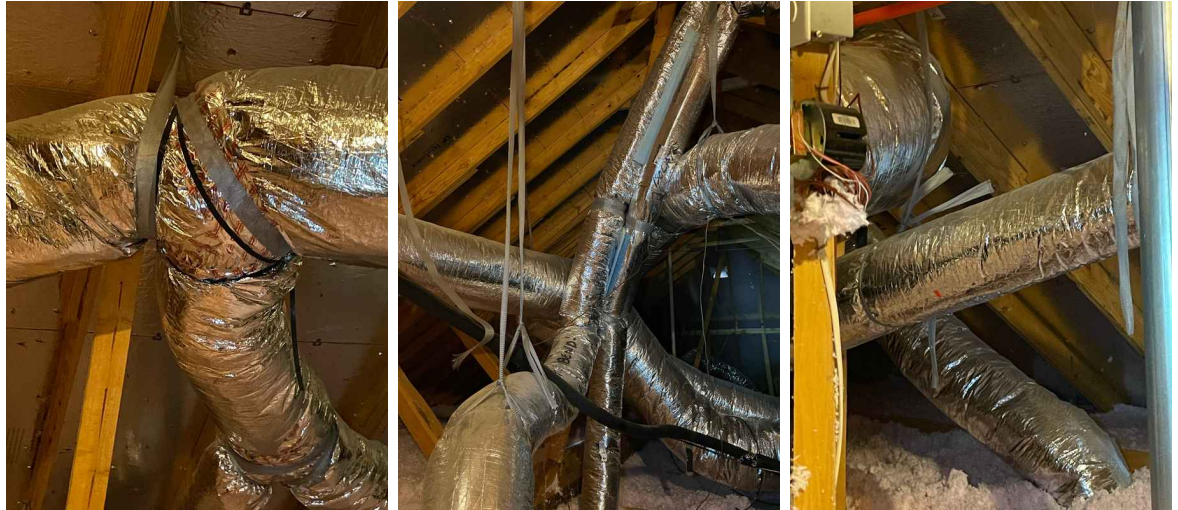
NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Photo(s) of duct system:

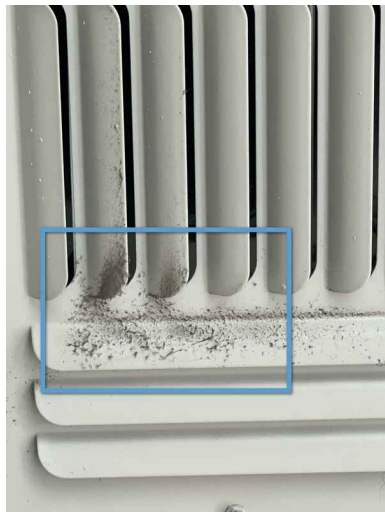


1: Duct cleaning is recommended

 [Maintenance Item](#)

Inspector has discovered evidence that the HVAC duct system should be cleaned. This includes either a visual investigation of the plenums through access ports (if available) or supply vents that are dirty, dusty, and/or clogged with debris.

Recommendation: Contact a qualified HVAC professional.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

IV. PLUMBING SYSTEMS

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

Photo(s) of water distribution pressure: Unable to Test -

This inspection included a water distribution pressure check as part of the inspection package.

The water distribution pressure should range from 40 psi to 80 psi under typical operation. Photos in this section do not represent a pressure deficiency and are for documentation purposes.

Deficiencies from pressure distribution will be documented below and/or throughout the report as discovered.

Photo(s) of type of distribution piping material: PEX -

Water distribution piping inside can change underground or in walls, attics, cabinets, or at fixtures. It is common in older structures to see materials types transition to newer materials in areas where repairs have been made. It is impossible to determine if all piping at the property is of the same material type and where all transitions are made. Inspector based his opinions on material type using only visual clues and not using scoping or any other detection method.

PEX: Cross-linked polyethylene or PEX is the newest pipe for residential and commercial use. Approved in many regions of the country, PEX is easy to install because it cuts easily, is flexible, and uses compression fittings. However, more permanent connections require a special crimping tool.

PVC: Polyvinyl chloride or PVC is a plumbing pipe known for its versatility, lightweight, and blockage resistance. PVC piping is generally used as part of a sink, toilet, or shower drain line, though it's sometimes used as a main water supply pipe. PVC should not be used as a hot-water supply line.

CPVC: Chlorinated polyvinyl chloride or CPVC pipe has the strength of PVC but is heat-resistant, which makes it acceptable in many regions for use on interior hot-water supply lines.

Copper: Copper pipe is resists corrosion, so it's commonly used pipe in water supply lines. Rigid copper, which comes in three thicknesses. Type M is the thinnest but is strong enough for most applications. Types L and Type K are thicker and used in outdoor and drain applications. Pipes are usually connected with soldered (sweat) fittings and compression fittings can connect the pipe to shut-off valves. Flexible copper, which is often used for dishwashers, refrigerator icemakers, and other appliances that need a water supply. It's easy to bend, but if it kinks, you must cut the piece off and replace it. Sections of flexible copper pipe are joined using either soldered or compression fittings.

Polybutylene: Polybutylene is a form of plastic resin that was used extensively in the manufacture of water supply piping from 1978 until 1995. Due to the low cost of the material and ease of installation, polybutylene piping systems were used as a substitute for traditional copper piping. Polybutylene pipes are too fragile to withstand common disinfectants found in the public water supply and will quickly become brittle and crack from the inside out. Eventually leaking begins, and if not corrected promptly, can quickly escalate and cause extensive damage.

Galvanized: Galvanized steel pipe is common in older structures and are steel pipes that have been dipped in a protective zinc coating to prevent corrosion and rust. Galvanized piping was commonly installed in structures built before 1960. When it was invented, galvanized pipe was an alternative to lead pipe for water supply lines. Due to the restriction of the line, corrosion in galvanized pipes can cause lower water pressure throughout the property. Corrosion can build up unevenly and can release iron that causes a rusty discoloration. A clear indicator of this is a brown stain on a porcelain sink. Given enough time, galvanized pipes will rust through. Galvanized pipes should be monitored and replaced as soon as possible.

Throughout the Property

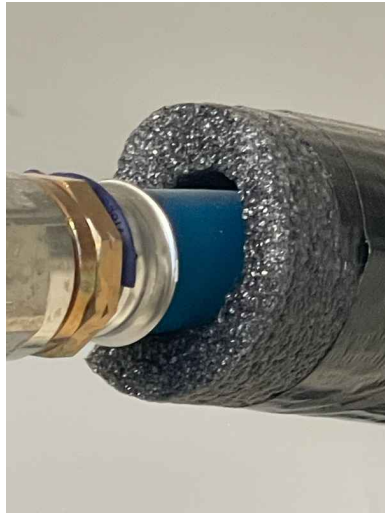
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Photo(s) of water shut off location: Garage



Photo(s) of water meter location: Street Left



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Unable to test for water pressure :



1: Low pressure and/or flow to faucet(s)

Recommendation

Low water pressure / flow to one or more faucets. This may be due to a clogged water supply pipe, a clogged inline filter, or a broken fixture. Recommend further investigation by a plumbing contractor.

Recommendation: Contact a qualified plumbing contractor.



Primary bathroom right sink

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

Photo(s) of type of drain/sewer piping material: PVC -

Sewer drain piping inside the structure can change underground or in walls, attics, cabinets, or at fixtures. It is common in older structures to see materials types transition to newer materials in areas where repairs have been made. It is impossible to determine if all piping is of the same material type and where all transitions are made. Inspector based his opinions on material type using only visual clues and not using scoping or any other detention method.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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PVC: Polyvinyl chloride or PVC is a common sewer plumbing pipe known for its versatility, lightweight, and blockage resistance. PVC piping is generally used as part of a sink, toilet, or shower drain line, though it's sometimes used as a main water supply pipe.

Ductile / Cast Iron: Ductile / Cast Iron sewer pipe is commonly associated with older structures. Many structures built before 1975 have cast-iron sewer pipes and some contractors installed cast-iron into the mid-1980s. The lifespan of cast-iron pipes (under a slab) is approximately 40-65 years. The pipes will have a varying life-span depending on the chemicals used and fats, oils, and greases (FOGs) deposited by users. Chemical drain cleaners are corrosive and accelerate the corroding of cast-iron while FOGs can lead to sewer drain clogging. Replacement of ductile / cast iron pipe should be considered when purchasing a property with this type of sewer piping.



Main clean out



Drain



Vent

☒ ☐ ☐ ☐ **C. Water Heating Equipment**

Water heater temperature: Operable (100°F to 130°F) -

This inspection included a test of the water heater temperature as part of the inspection package.

Generally accepted safe and comfortable water temperature is one-hundred twenty (120) degrees Fahrenheit from a hot water faucet. A temperature over one-hundred thirty (130) degrees Fahrenheit is general considered to be unsafe.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Photo(s) of 1st water heater: Natural Gas, 40-Gallon, Age: 5-10 Years



Garage Unit



Gas shut off valve



ID Tag

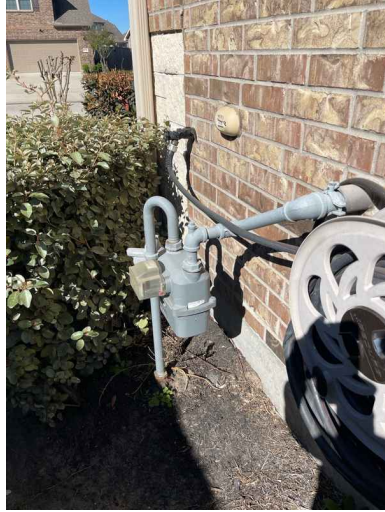
Photo(s) of 2nd water heater: No 2nd Water Heater

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

☒ ☐ ☐ ☐ **F. Gas Distribution Systems and Gas Appliances**

Location of gas meter: Right of Structure -

The inspection of gas components is limited to the visible components of the gas piping system. A substantial portion of the gas piping runs through walls, ceilings, and under insulation, making it inaccessible for inspection. As a result, the condition of concealed gas piping cannot be assessed. No pressure testing or leak detection beyond visual observation was performed.

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

Type of gas distribution piping material: Black Steel/Iron Pipe -

Gas distribution piping at the property can change underground or in walls, attics, cabinets, or at fixtures. It is common in older structures to see materials types transition to newer materials in areas where repairs have been made. It is impossible to determine if all piping at the property is of the same material type and where all transitions are made. Inspector based his opinions on material type using only visual clues and not using scoping or any other detention method.

Corrugated Stainless Steel Tubing (CSST): CCST is a flexible, stainless steel pipe used to supply natural gas in residential, commercial and industrial structures. CSST is often coated with a yellow, or in some cases, a black exterior plastic coating. Besides providing greater durability, CSST is flexible, allowing it to be routed beneath, through and alongside floor joists, inside interior wall cavities and on top of ceiling joists in attic spaces or connected to fixed appliances such as water heaters. CSST gas piping systems have less joints and therefore less potential for leaks.

Black Steel Pipe: Black iron pipe (sometimes called black steel or iron pipe) refers to ordinary iron pipe and is still the common choice for gas lines in residential and commercial applications. It is the current pipe type that is used to convey the supply of natural or propane gas.

Galvanized Pipe: Galvanized water line is sometimes *misused* as a substitute for black iron pipe because of it's availability at common hardware stores. Black iron pipe is the same as galvanized water pipe but without the necessary zinc coating that makes it darker in color than galvanized pipe. The zinc coating is meant to keep the pipe from corroding from contact with moisture. Galvanized pipe is sometimes unidentifiable by the inspector because of it's similarity in color (especially if older and rusted).

Throughout the Property

I=Inspected

NI=Not Inspected

NP=Not Present

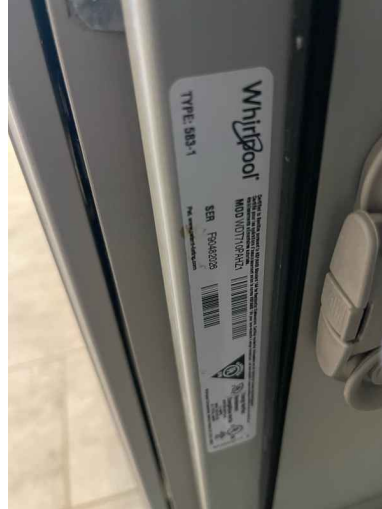
D=Deficient

I	NI	NP	D
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V. APPLIANCES

☒ ☐ ☐ ☐ **A. Dishwashers**

Photo(s) of dishwasher and data tag:



☒ ☐ ☐ ☐ **B. Food Waste Disposers**

Photo(s) of food waste disposer:



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

Photo(s) of range/hood exhaust: Vented

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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1: Filter needs cleaning

 Maintenance Item

The vent hood filter is dirty and/or old. It needs to be cleaned or replaced.

Recommendation: Recommended DIY Project



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

Type: Natural Gas, Electric

Photo(s) of cooktop:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



Photo(s) of 1st oven:



Photo(s) of gas shutoff valve:



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

☒ ☐ ☐ ☐ **E. Microwave Ovens**

Photo(s) of microwave and data tag:



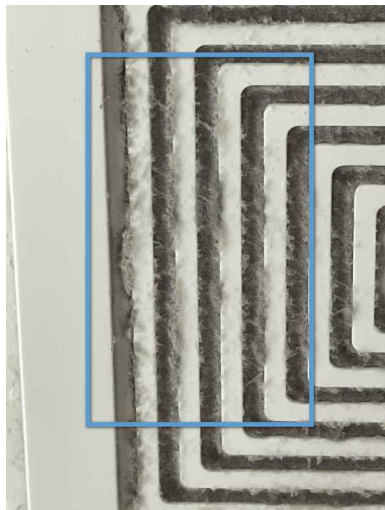
☒ ☐ ☐ ☒ **F. Mechanical Exhaust Vents and Bathroom Heaters**

1: Vent fan is clogged

[Maintenance Item](#)

The vent fan appears to be clogged and will not perform effectively. Recommend cleaning the grate and clearing the clog.

Recommendation: Recommended DIY Project



Primary Bathroom

☒ ☐ ☐ ☐ **G. Garage Door Operators**

Photo(s) of 1st garage door and/or opener: Automatic

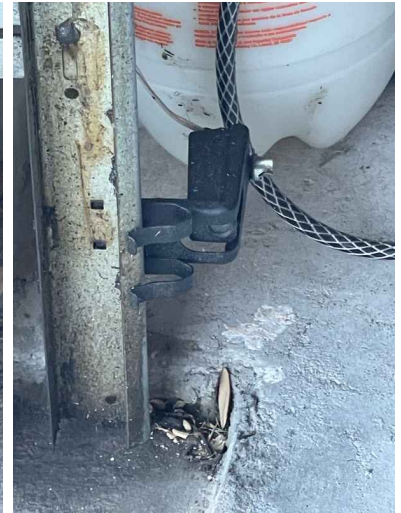
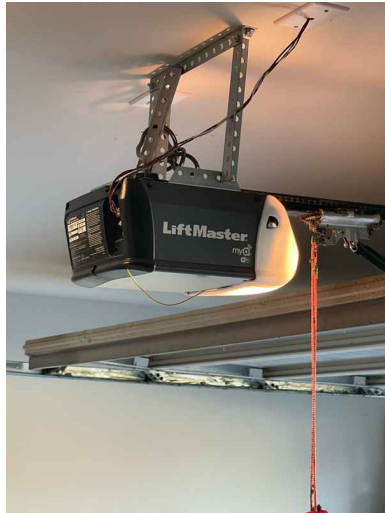
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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☒ ☐ ☐ ☐ **H. Dryer Exhaust Systems**

Exhaust is not visible:

The washer and/or dryer are blocking the exhaust from being fully examined.



☐ ☒ ☐ ☐ **I. Refrigerators**

Outside scope - refrigerator:

Inspection of the refrigerator is considered out of the scope of an inspection report because it is often personal property that the seller is often entitled to remove.

These images are considered informational only.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



☐ ☒ ☐ ☐ **J. Washers & Dryers**

Outside scope - washer and/or dryer:

Inspection of the washer and/or dryer appliances is considered out of the scope of an inspection report because it is often personal property that the seller is often entitled to remove.

These images are considered informational only.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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VII. BROAD LIMITATIONS & CLOSEOUT

Electronics - out of scope:

The functionality of some electronics are not considered part of the inspection scope. These generally include surround sound systems, projectors, internet modems/routers, security systems, computers, servers, etc. Recommend the client have the owner demonstrate the functionality or contacting the manufacturer for a better understanding of the systems.



Obstructed by personal effects:

The area is obstructed by or filled-with personal effects and cannot be inspected. Recommend owner remove personal effects to allow for property testing.



Garage



Closets

Closeout Items: Owner present

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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R. LANDSCAPE IRRIGATION (SPRINKLER) SYSTEM

☒ ☐ ☐ ☒ **General**

Photo(s) of backflow preventer:



Photo(s) of irrigation valves:



Photo(s) of irrigation controller:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Rain sensor photo :



Irrigation systems - out of scope:

The inspection of a the landscape irrigation (sprinkler) system is outside the scope of this inspection report. Recommend consulting a irrigation contractor to inspect the elements of the system.

1: Controller - zone station / locations should be mapped

[Maintenance Item](#)

Inspector was not provided a zone station list or map that specifies the location of the zones throughout the property. Recommend client develop a table of zones with corresponding sprinkler locations posted near the landscaping controller to provide simplicity for users.

Recommendation: Recommended DIY Project

☒ ☐ ☐ ☐ **Zones**

Photo(s) of zone #1:

These areas are part of the irrigated Zone #1 on the irrigation controller.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Photo(s) of zone #2:

These areas are part of the irrigated Zone #2 on the irrigation controller.



Photo(s) of zone #3:

These areas are part of the irrigated Zone #3 on the irrigation controller.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Photo(s) of zone #4:

These areas are part of the irrigated Zone #4 on the irrigation controller.



Photo(s) of zone #5:

These areas are part of the irrigated Zone #5 on the irrigation controller.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Photo(s) of zone #6:

These areas are part of the irrigated Zone #6 on the irrigation controller.



I=Inspected**NI=Not Inspected****NP=Not Present****D=Deficient****I NI NP D****Z. ELEVATION PLOT - APPENDIX***Habitability:* Habitable*Interview:* No Interviews -

For the purpose of understanding the history of the structure, an brief interview is conducted only in the case where the seller/owner/occupant is on-site and available to provide any they recall about foundation performance.

Type of foundation: Post-Tension*Visual deficiencies:* Wall Cracking*Type of building:* Single Family Attached*Documentation:*

Client is strongly encouraged to investigate the possibility of previous foundation work or the existence of previous documentation of foundation performance. This would involve locating, for the purpose of the Engineer's Foundation Evaluation, documentation such as:

- Builder's elevation measurements (typically for warranty claims)
- Historic elevation measurements (typically by other repair or Engineering companies)
- Previous foundation work performed
- Warranty paperwork

Any documentation discovered should be prepared in a digital format and emailed to us for inclusion into the Engineer's Foundation Evaluation.

Furnishings:

The property contains furnishings that may prevent some elevations from being gathered at certain locations. Elevations were gathered to the best of the inspector's ability. Furnishings can obstruct the inspectors view and access . Due to liability considerations, the inspector is not permitted to move furnishings to complete an elevation plot.

Performance - engineer's foundation evaluation pending:

The Engineer's Foundation Evaluation (to be delivered at a later date) will determine the performance of the foundation by utilizing the visual deficiencies gathered in this report coupled with analytical methods for calculating elevation, deflection, and tilt. Instead of making a statement of performance here, the inspector will rely on the results of the Engineer to ultimately determine the foundation's performance.

Base station location photo(s): Central of Home -

This inspection included an elevation plot. The elevation plotter (ZipLevel) is a high precision altimeter that measures the elevation differences throughout the structure. The altimeter works by measuring the difference between the base station elevation and the adjoining rooms. The measurements shown on the control panel in this section of the report are in inches and represent the difference (both positive + and negative -) in elevation between the base station and the control panel photo. An elevation plot is only completed on the slab elevation (typically the 1st floor).

The altimeter only reads differences in elevation throughout the structure and does not determine the mean sea level elevation of the finished floor as a survey would for base floodplain elevation consideration, for example.

The base location represents the 0-elevation mark where all other elevation readings are based. The other elevations read from the control panel represent the difference in elevation (in inches) from this base.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Base station zeroed photo:



Flooring difference factor: Same Flooring (0.0)

Entry

Middle of entry door elevation & photo(s):

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Middle of room elevation & photo(s):



Flooring difference factor: Same Flooring (0.0)

Living Room

Back-left elevation & photo:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

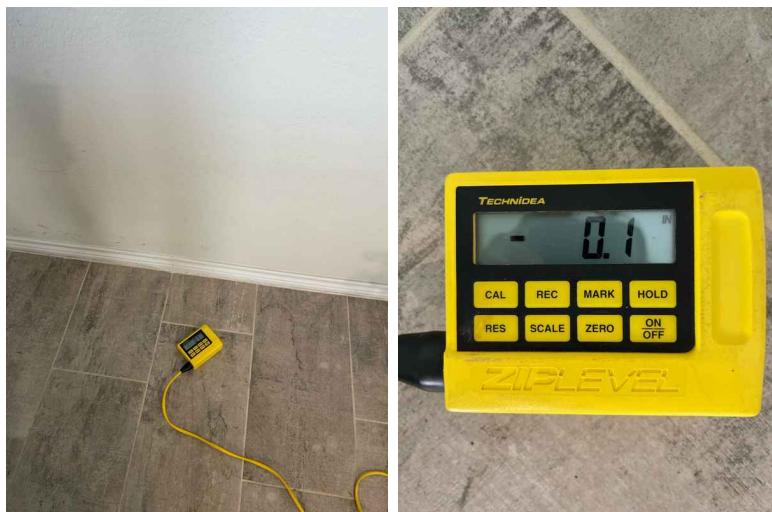
I	NI	NP	D
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Back-right elevation & photo:



Front-right elevation & photo:



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Front-left elevation & photo:



Mid-room elevation & photo:



Front fireplace elevation & photo:

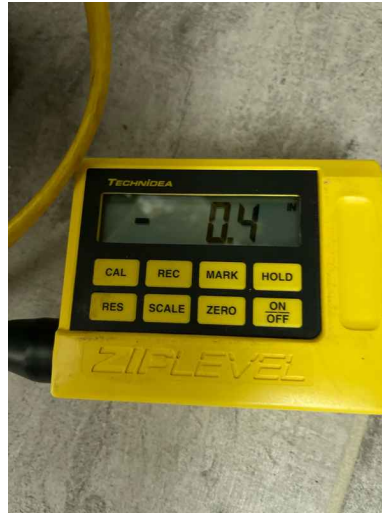
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Flooring difference factor: Same Flooring (0.0)

Dining Room

Back-left elevation & photo:



Back-right elevation & photo:

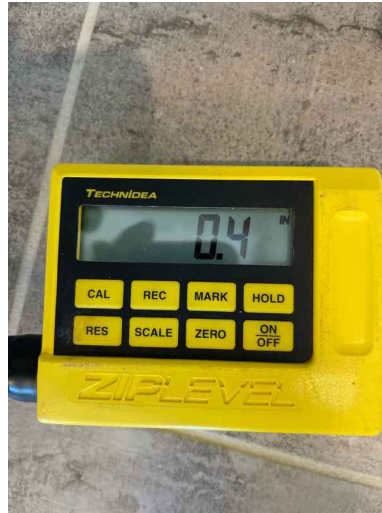
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NI=Not Inspected

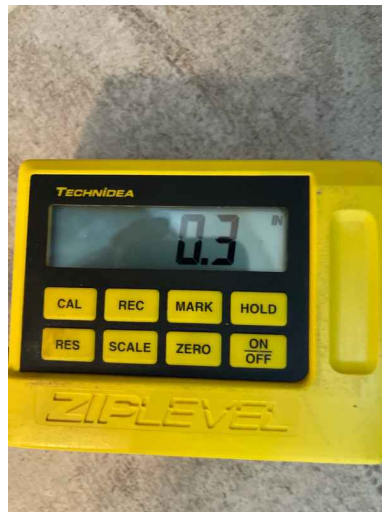
NP=Not Present

D=Deficient

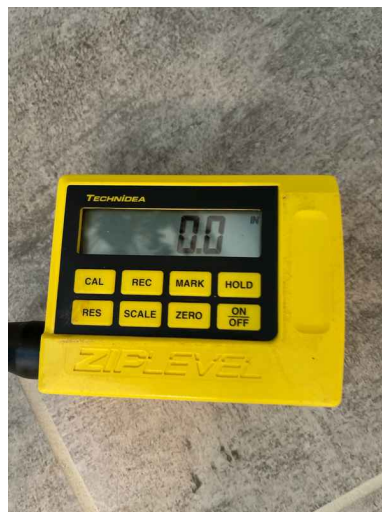
I	NI	NP	D
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Front-right elevation & photo:



Front-left elevation & photo:



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Flooring difference factor: Same Flooring (0.0)

Kitchen

Front of fridge elevation & photo:



Front of range/cooktop elevation & photo:



Front of sink elevation & photo:

I=Inspected

NI=Not Inspected

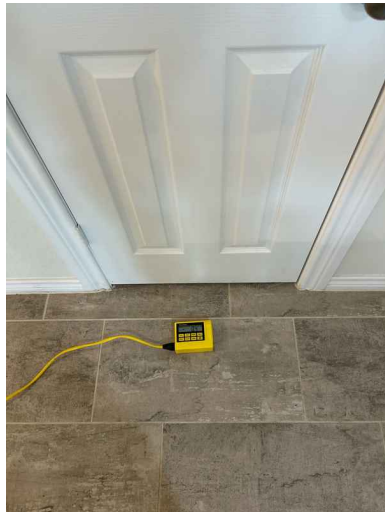
NP=Not Present

D=Deficient

I	NI	NP	D
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Front of pantry elevation & photo:



Middle of nook elevation & photo:



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Flooring difference factor: Same Flooring (0.0)

Primary Bedroom

Location in structure: Back, Right

Primary Bedroom

Back-left elevation & photo:



Back-right elevation & photo:



Front-right elevation & photo:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Front-left elevation & photo:



Flooring difference factor: Same Flooring (0.0)

Primary Bathroom

Front shower/bath elevation & photo:

I=Inspected

NI=Not Inspected

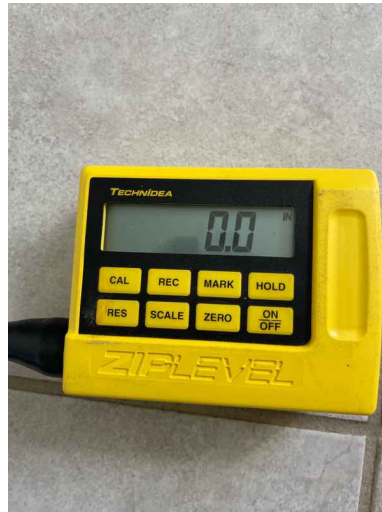
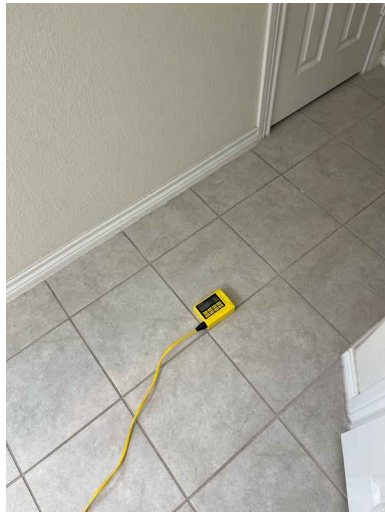
NP=Not Present

D=Deficient

I	NI	NP	D
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Mid-room elevation & photo:



Front of toilet elevation & photo:



I=Inspected

NI=Not Inspected

NP=Not Present

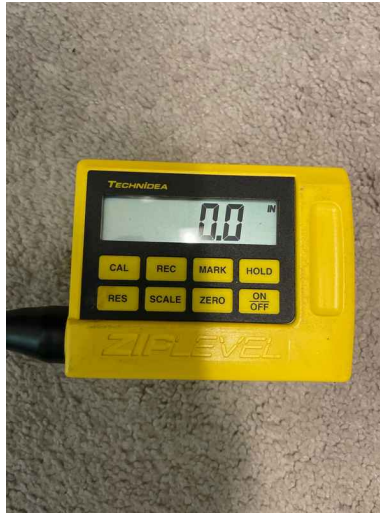
D=Deficient

I	NI	NP	D
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Flooring difference factor: +0.3"

Primary Closet

Primary closet elevation 1 & photo:



Primary closet elevation 2 & photo:



Flooring difference factor: +0.3"

Bedroom

Location in structure: Front, Right

Bedroom

Back-left elevation & photo:

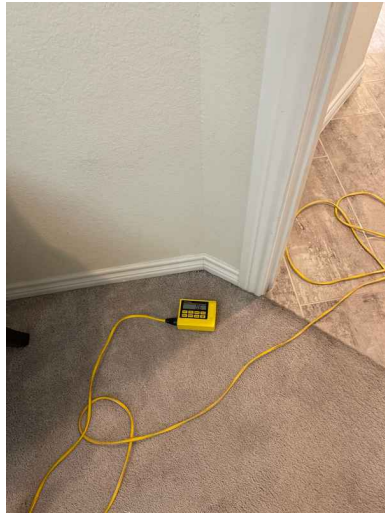
I=Inspected

NI=Not Inspected

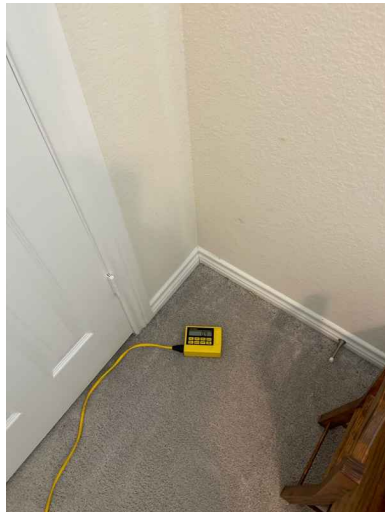
NP=Not Present

D=Deficient

I	NI	NP	D
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Back-right elevation & photo:



Front-right elevation & photo:



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Front-left elevation & photo:



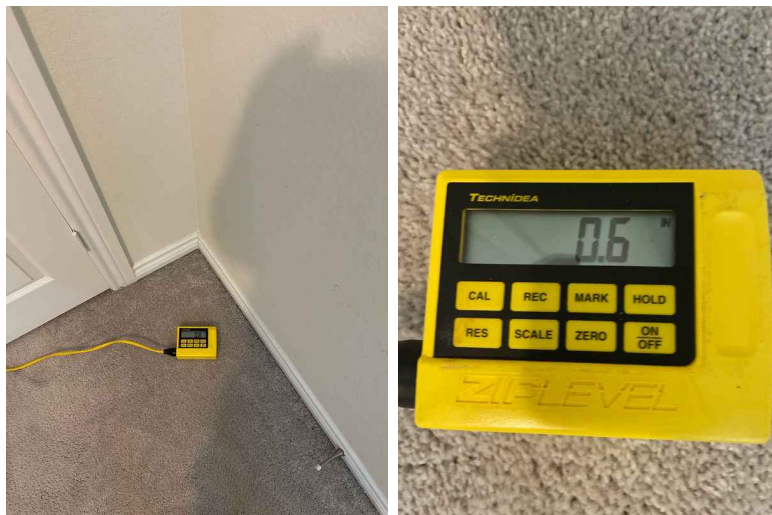
Flooring difference factor: +0.3"

Bedroom

Location in structure: Right, Middle

Bedroom

Back-left elevation & photo:



Back-right elevation & photo:

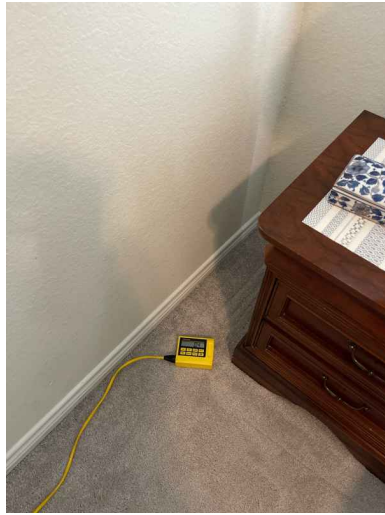
I=Inspected

NI=Not Inspected

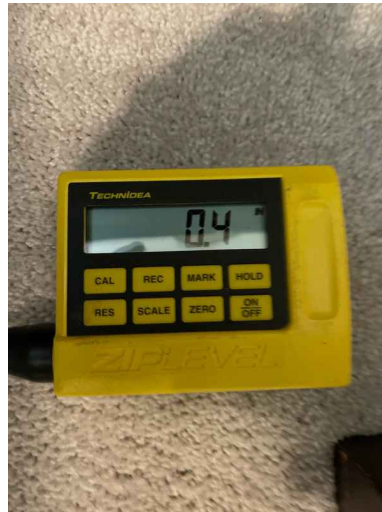
NP=Not Present

D=Deficient

I	NI	NP	D
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Front-right elevation & photo:



Front-left elevation & photo:



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Flooring difference factor: Same Flooring (0.0)

Bathroom

Type: Full-Bath

Bathroom

Front shower/bath elevation & photo:



Mid-room elevation & photo:



Flooring difference factor: Same Flooring (0.0)

Laundry

Mid-room elevation & photo:

I=Inspected

NI=Not Inspected

NP=Not Present

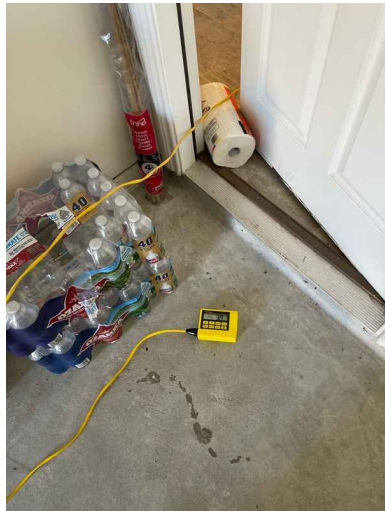
D=Deficient

I	NI	NP	D
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Type: Sunken & Sloped
Garage

Back-left elevation & photo:



Back-right elevation & photo:

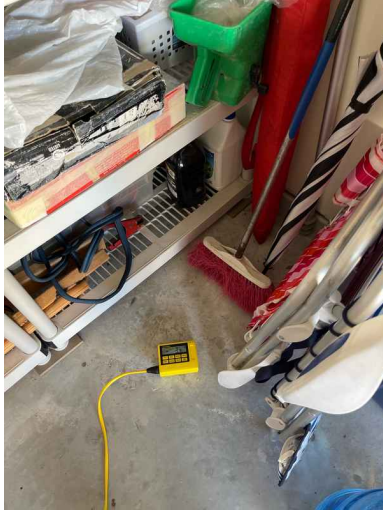
I=Inspected

NI=Not Inspected

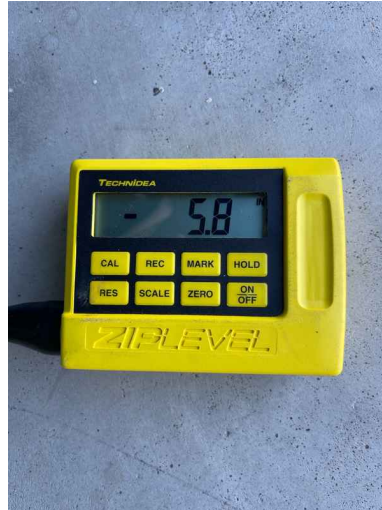
NP=Not Present

D=Deficient

I	NI	NP	D
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Front-right elevation & photo:



Front-left elevation & photo:



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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