
# Inspection Report

## Ali Irani-tehrani

**Property Address:**
7610 Trinity Pines Drive
Montgomery TX 77316

Cover photo

**Home Data Inspection Services, PLLC**

**Matthew Mulvany License # 22758**

# PROPERTY INSPECTION REPORT FORM

| | |
|---|---|
| Ali Irani-tehrani | 2/26/2026 |
| *Name of Client* | *Date of Inspection* |
| 7610 Trinity Pines Drive, Montgomery, TX 77316 | |
| *Address of Inspected Property* | |
| Matthew Mulvany License # 22758 | |
| *Name of Inspector* | *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.

**RESPONSIBILTY 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).

**RESPONSIBILTY 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 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:

| | | |
|---|---|---|
| **Type of building:** | **Approximate age of building:** | **Home faces (general direction):** |
| | Under 5 Years | South |
| **In Attendance:** | **Home is:** | **Temperature:** |
| | Occupied | 70 to 80 degrees |

**Weather:**
Overcast

Year Built: 2024
Square Footage: 3770
Rooms: 4 Bedrooms, 3 Bathrooms, 1 Half Bathrooms
Property is Occupied
Utilities On: Water, Electricity, Gas
People Present at Inspection: Owner

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

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

## I. STRUCTURAL SYSTEMS

☑ ☐ ☐ ☑ **A. Foundations**

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

Comments:

(1)

- In the Inspectors opinion, the foundation is performing as intended. Visual evidence of excessive structural movement was not observed at the time of inspection.

(2)

- **An elevation survey of the foundation was performed using a Zip Level. This survey is general in nature and does not meet a particular standard.**

- The survey Benchmark (Spot set at 0.0, and perimeter of foundation is measured accordingly) was taken at near the center of the home. Floor covering wood.
- A reading of - 0. 5 inches was taken at the center of the front entrance. Floor covering wood.
- A reading of - 0. 6 inches was taken at the southeast corner of the study. Floor covering wood.
- A reading of - 0. 6 inches was taken at the southwest corner of the study. Floor covering wood.
- A reading of - 0. 3 inches was taken at the northwest corner of the study. Floor covering wood.
- A reading of 0. 0 inches was taken at the southwest corner of the master bedroom closet. Floor covering carpet.
- A reading of - 0. 6 inches was taken at the southwest corner of the master bedroom. Floor covering wood.
- A reading of - 0. 8 inches was taken at the northwest corner of the master bedroom. Floor covering wood.
- A reading of - 0. 6 inches was taken at the northeast corner of the master bedroom. Floor covering wood.
- A reading of 0. 0 inches was taken at the northwest corner of the family room. Floor covering wood.
- A reading of - 0. 1 inches was taken at the center of the rear entrance. Floor covering wood.
- A reading of - 0. 4 inches was taken at the northeast corner of the laundry room. Floor covering wood.
- A reading of - 0. 5 inches was taken at the southeast corner of the kitchen. Floor covering wood.
- A reading of - 0. 5 inches was taken at the southwest corner of the kitchen. Floor covering wood.
- A reading of - 6 . 4 inches was taken at the northeast corner of the garage. Floor covering N/A.
- A reading of - 6 . 2 inches was taken at the southeast corner of the garage. Floor covering N/A.

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A. Benchmark location photo

(3)

- Tree/tree root(s) were observed near the foundation. Opinions vary regarding the minimum allowable distance between trees and a foundation. The size and species of the tree should be considered. It should also be noted that some experts believe tree removal may negatively affect the foundation. If concerned with this condition, a structural engineer and/or a professional arborist should be consulted.

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A. Photos showing location of trees near foundation

☑ ☐ ☐ ☑ **B. Grading and Drainage**

Comments:

- General grade improvements are needed to prevent ponding/standing water at the rear of the home.

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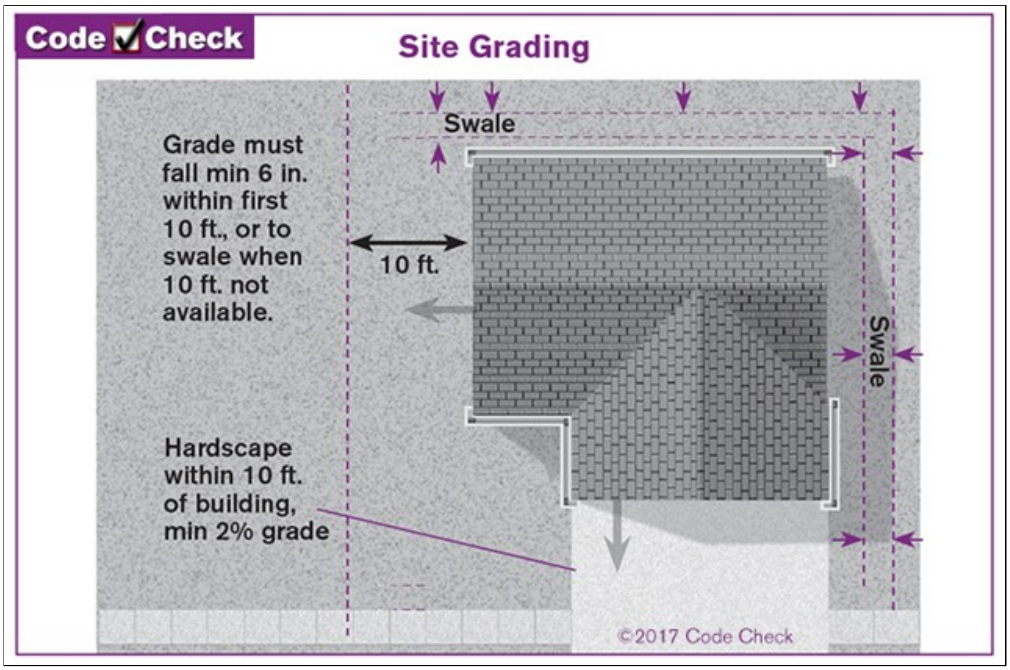


B. Site Grading

B. Photo showing area in need of grading improvements

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

**Types of Roof Covering:** Composition shingles, Architectural

**Viewed Roof From:** Walked roof, From roof surface where safely accessible, Not all areas were accessible

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**Roof decking:** OSB

**Roof Ventilation:** Ridge vents, Soffit Vents

Comments:

(1) ***Buyers Advisory Notice - Inspector Limitations Regarding Roof Systems***

- Roof systems consist of many components, some of which are not accessible under the best of conditions. The height, pitch, line of sight, and weather conditions at the time of inspection dictate the method of inspection. These conditions often limit the Inspectors ability to inspect a roof system. Detection of defects should only be expected within the reasonable limitations of the method of inspection safely allowable at the time of inspection. Even under the best of conditions there is no guarantee against leakage.

(2) **Roof Covering Material & Related Components**

- Although the roof covering appears to be in good (newer) overall condition, some areas of concern were observed. The roof covering was inspected by walking on the roof. Not all areas were safely accessible due to the pitch/slope of the roof. Repairs are needed. The builder and solar panel installer should be consulted to further evaluate these conditions and facilitate repairs accordingly.
- Several shingles were observed to have holes through them. In most of these instances a metal (unpainted) flashing could be seen through the holes in the shingles but the inspector recommends either all of these damaged shingles have the holes sealed or be replaced.
- Three areas equalling approximately 40 shingles were observed to be damaged in close proximity to where solar panels are installed. The damage was in the form of a notable amount of missing granules likely from foot traffic. Granules are the component of an asphalt shingle that protects the waterproofing material (asphalt) from the sun's UV light. Areas missing granules will age notably faster than shingles that are not missing their granules.
- The clearance of the wood siding and/or trim at some of the roof to wall transitions was observed to be insufficient. This condition leaves the siding and/or trim vulnerable to rot.
- The inspector was unable to confirm flashing was present at roof to brick wall transitions. The builder should be consulted regarding this condition and confirm flashing is present at these locations.

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C. Photos of damaged shingles (holes in shingles)

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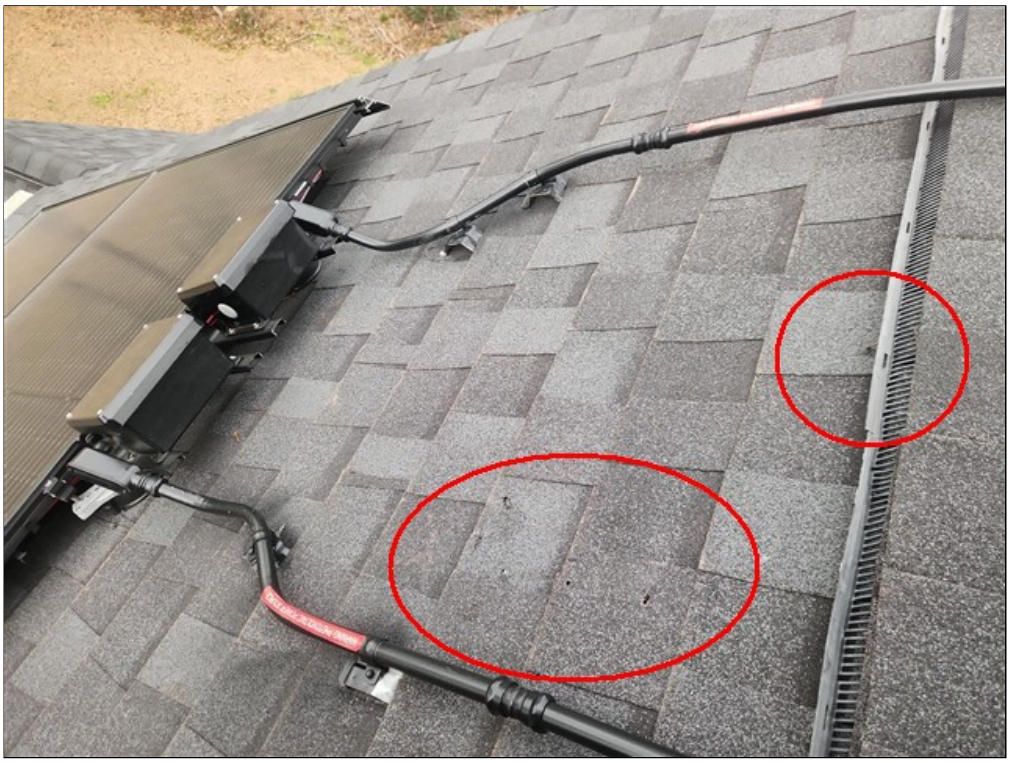

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C. Areas where shingles are missing notable amount of their granules

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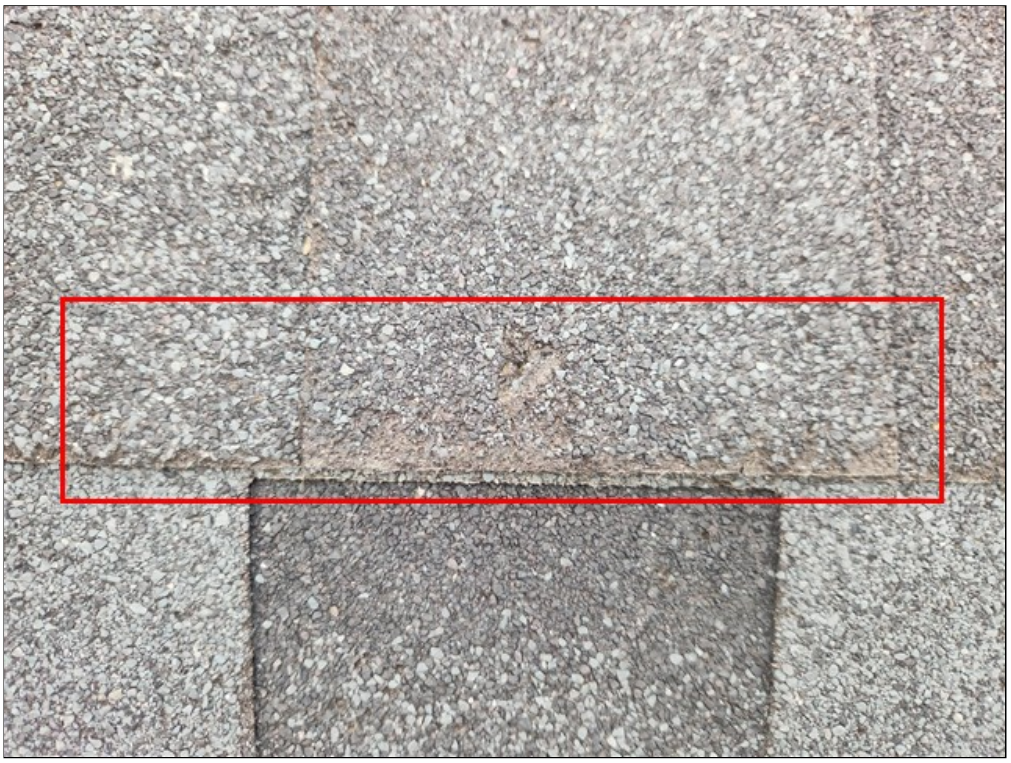

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C. Photos of roof to brick wall transitions where flashing was not visible

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C. Photos showing wood siding has inadequate clearance from shingles in several locations

C.

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

**Attic info:** Pull Down stairs, Scuttle hole, Entry in room on second level

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**Method used to observe attic:** From attic walkways, Not all areas accessible
**Roof Structure:** Stick-built
**Attic Insulation:** Blown, Batt, Fiberglass
**Approximate Average Depth of Insulation:** to, 12 inches, 14 inches
Comments:
(1)

- Attic framing appears to be installed and functioning as intended with no major defects observed.

(2)

- Some areas of the attic are not reasonably accessible. This inhibits the inspectors ability to fully inspect components located in the attic.

(3)

- Attic pull down ladder in master bedroom closet is improperly installed/improper length which is causing the ladder to not fully extend as required by the manufacturer .

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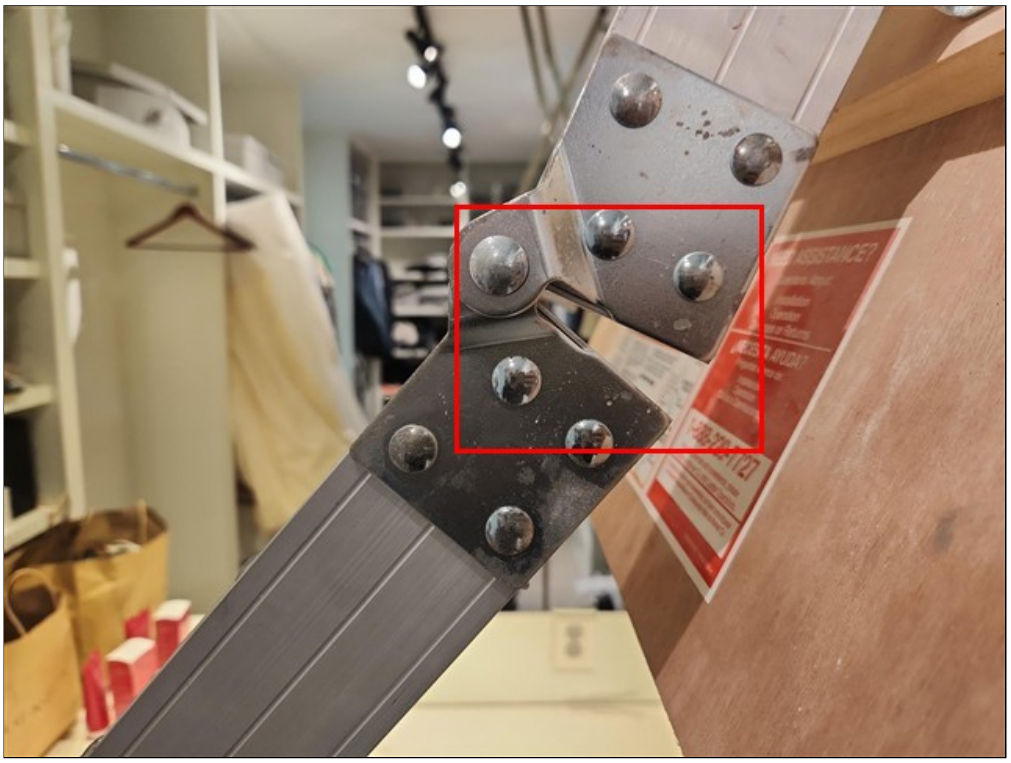
D. Attic pull down ladder in master closet is improperly installed/improper length



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D.

(4)

- Baffles were observed to be missing in some areas of the attic.

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D. Baffles missing in attic

D.

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

**Exterior Wall Covering:** Brick veneer, Wood siding

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Comments:

(1)

- Steel lintels above several windows were observed to be rusting at the time of the inspection.

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E. Photos showing steel lintels above windows rusting

E.

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E.

(2)

- Caulking should be installed at the top and sides of the meter enclosure and main breaker. The bottom should not be caulked.

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E. Caulking needed at top and sides of meter enclosure and main breaker

(3)

- An excessively large hole was observed in the wall around the receptacle behind the range.

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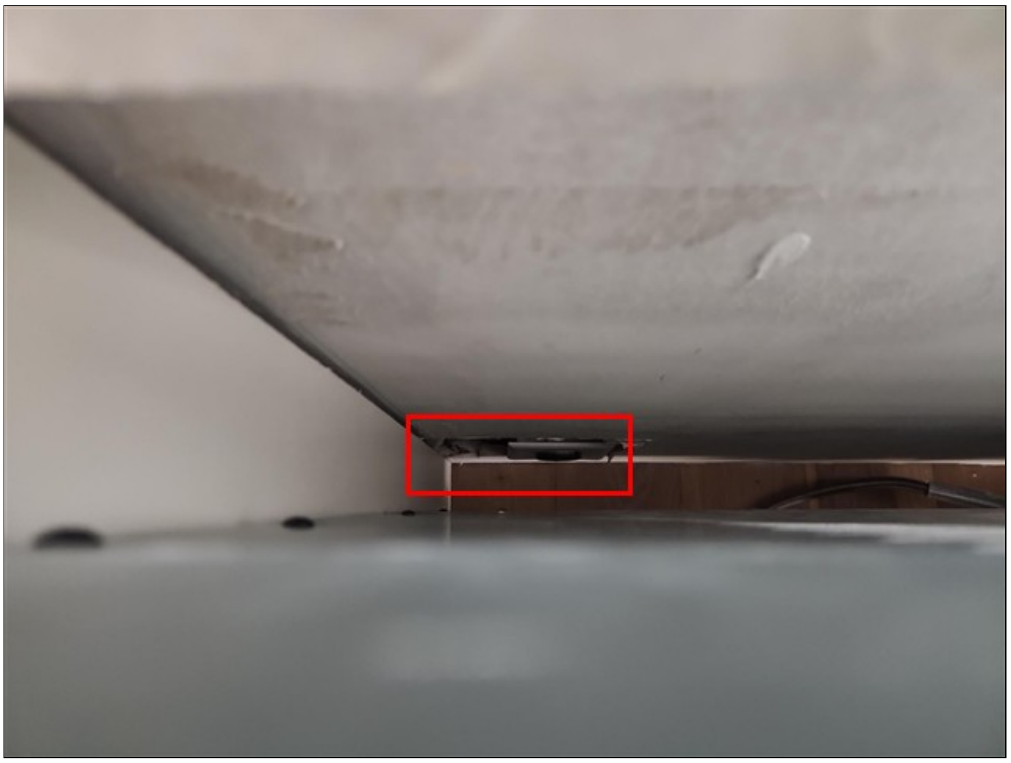
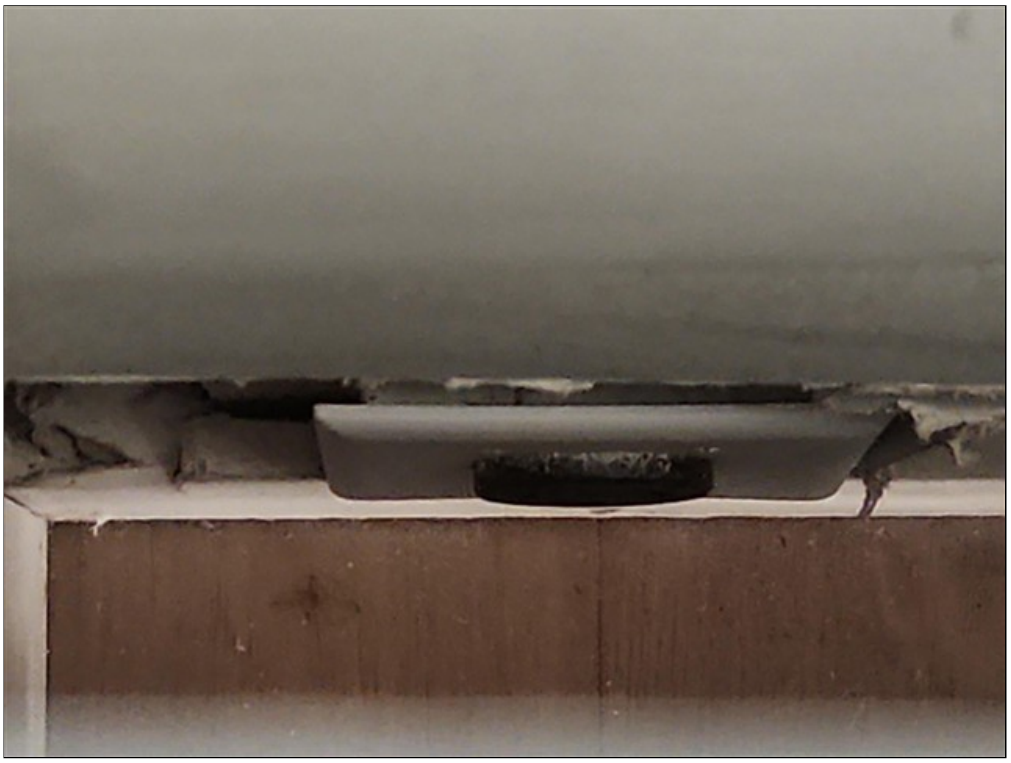


E. Excessively large hole in wall around receptacle behind range



E.

(4)

- A drywall crack was observed in the wall above the powder room door.

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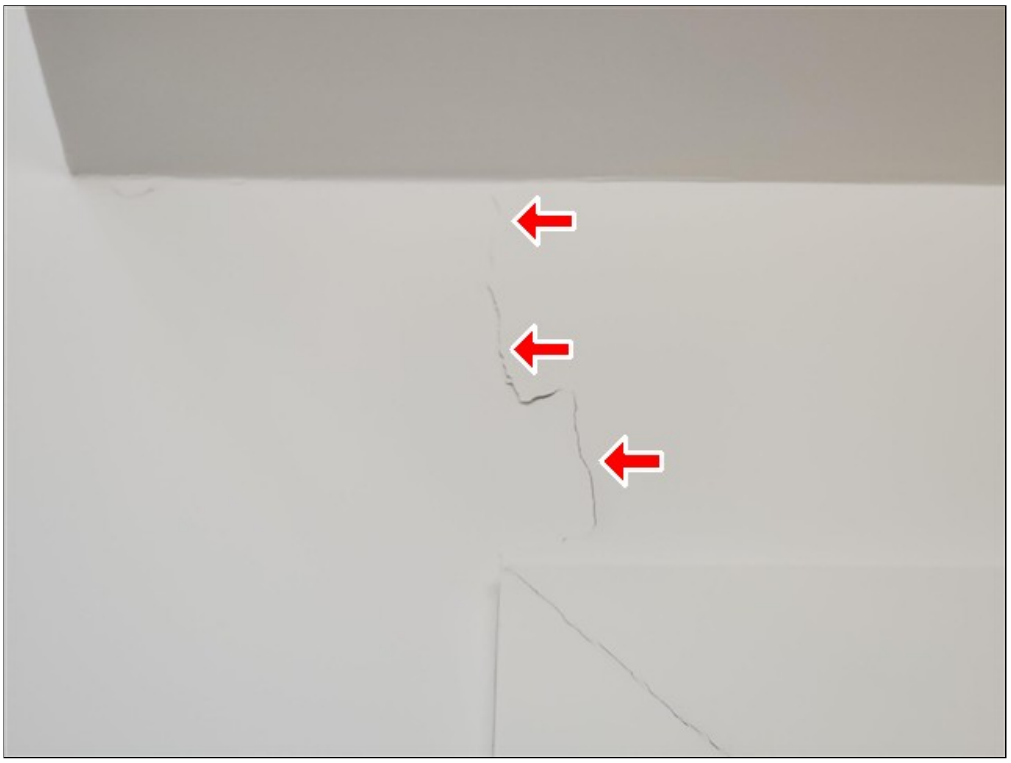
E. Drywall crack in wall above powder room door



E.

(5)

- Caulking was observed to be missing from the underside of window stool trim throughout home.

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E. Example of caulking improvements needed at underside of window stool trim throughout the home

E.

(6)

- The second level game room closet has large hole in wall that should be sealed.

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E. Second level game room closet has large hole in wall that should be sealed

☑ ☐ ☐ ☑ **F. Ceilings and Floors**

Comments:

(1)

- During the thermal imaging scan of the home a thermal anomaly was detected at the ceiling in the master bedroom near a light fixture. This area could not be reached to test with a moisture meter. The current home owner should be consulted regarding this condition if further information is required.

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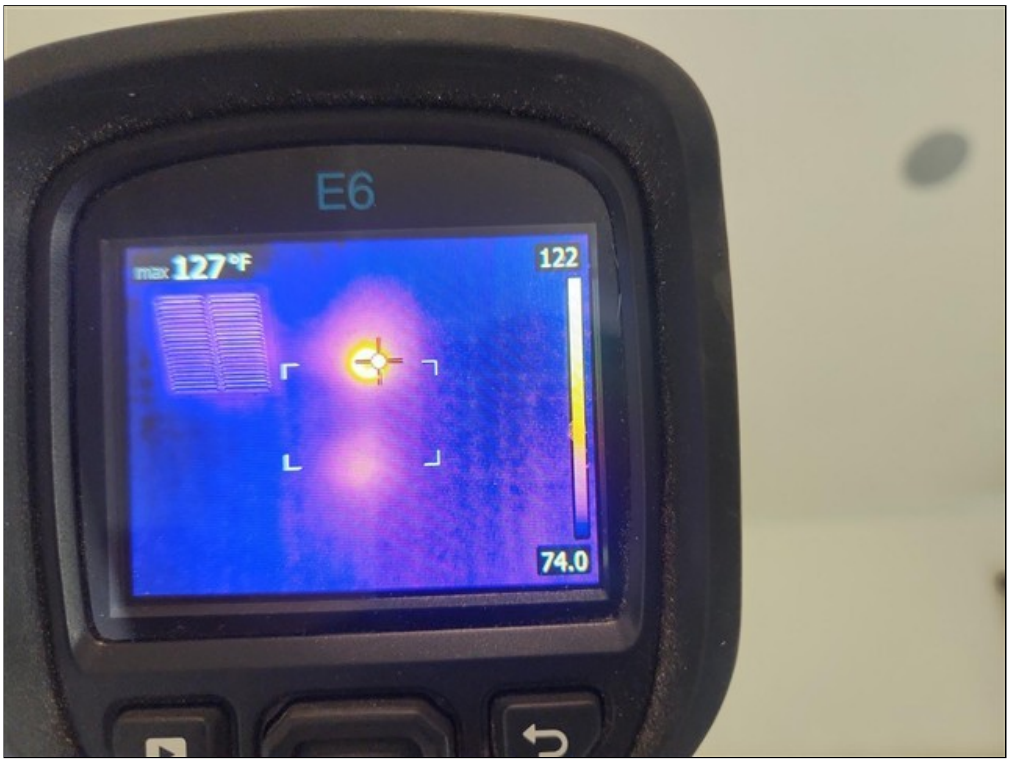


F. Thermal anomaly at master bedroom ceiling near light fixture

F. Photo showing area of thermal anomaly

(2)

- The carpet seam is easily noticeable in the second level right guest bedroom.

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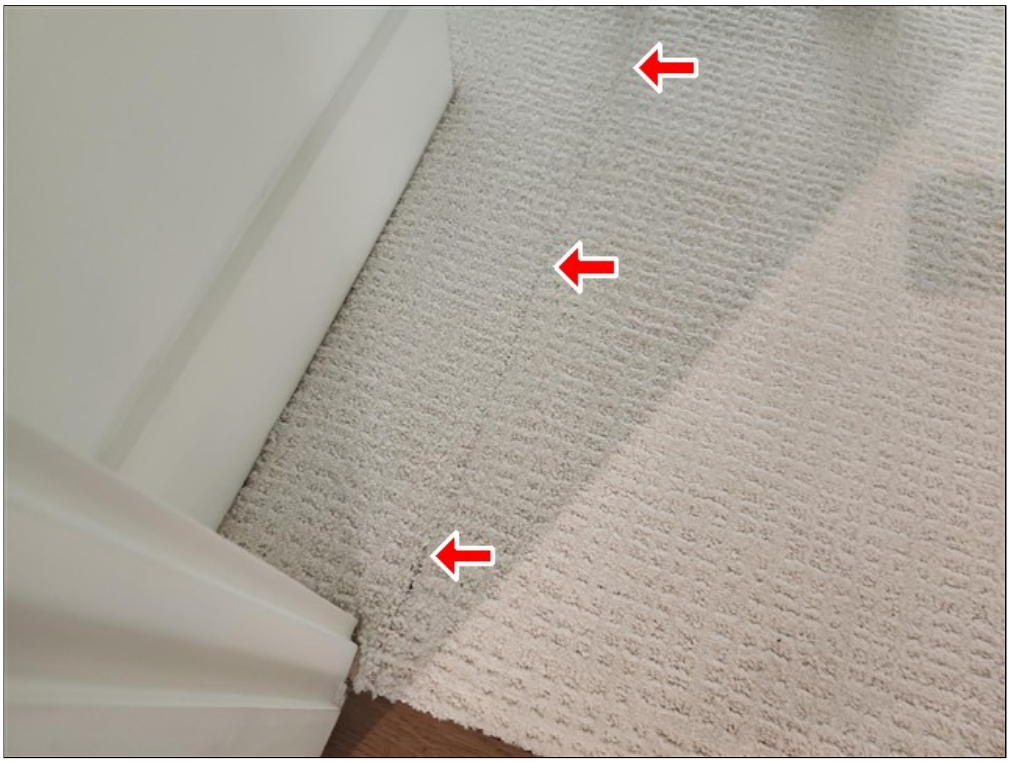
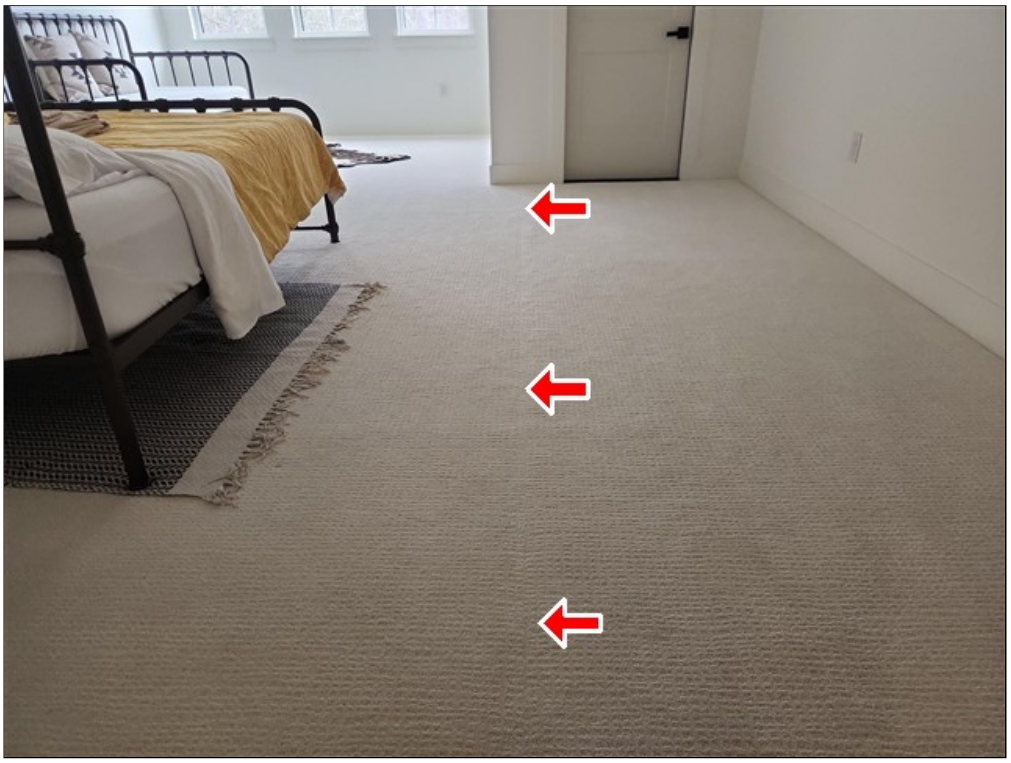


F. Carpet seem easily noticeable in second level right guest bedroom



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| ☑ | ☐ | ☐ | ☑ | **G. Doors (Interior and Exterior)** |

Comments:

(1)

- Numerous doors throughout the home are missing doorstops. This has allowed for several walls to be damaged.

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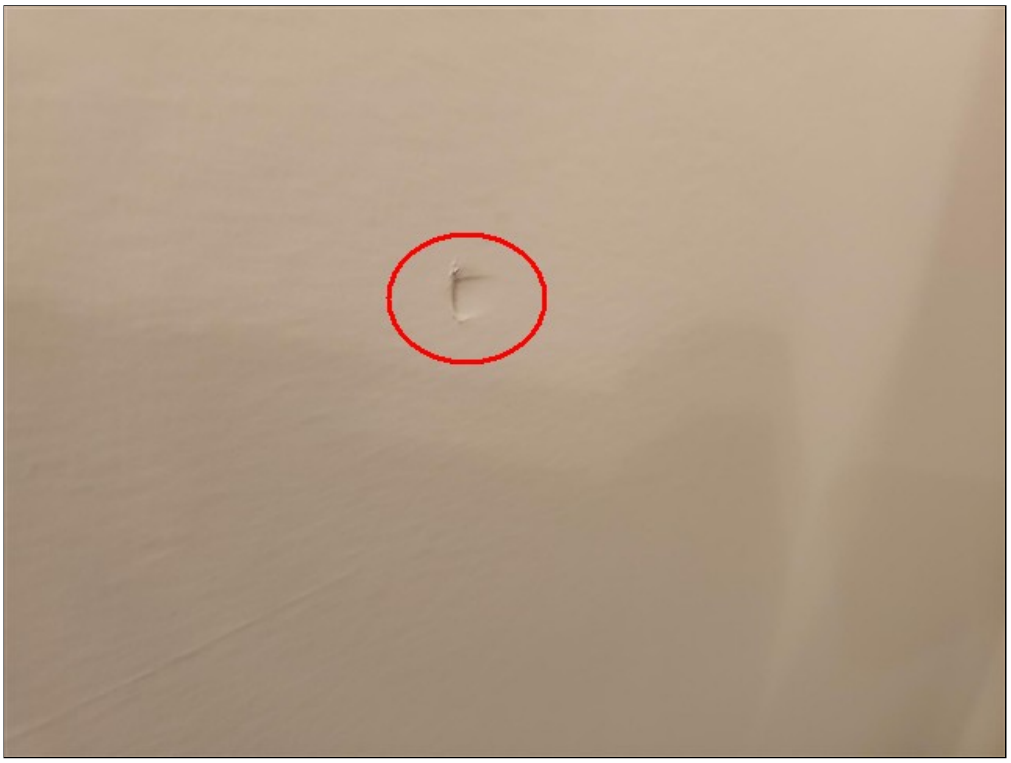
G. Example of missing doorstops



G.

(2)

- The occupant garage door is not equipped with self closing hinges.

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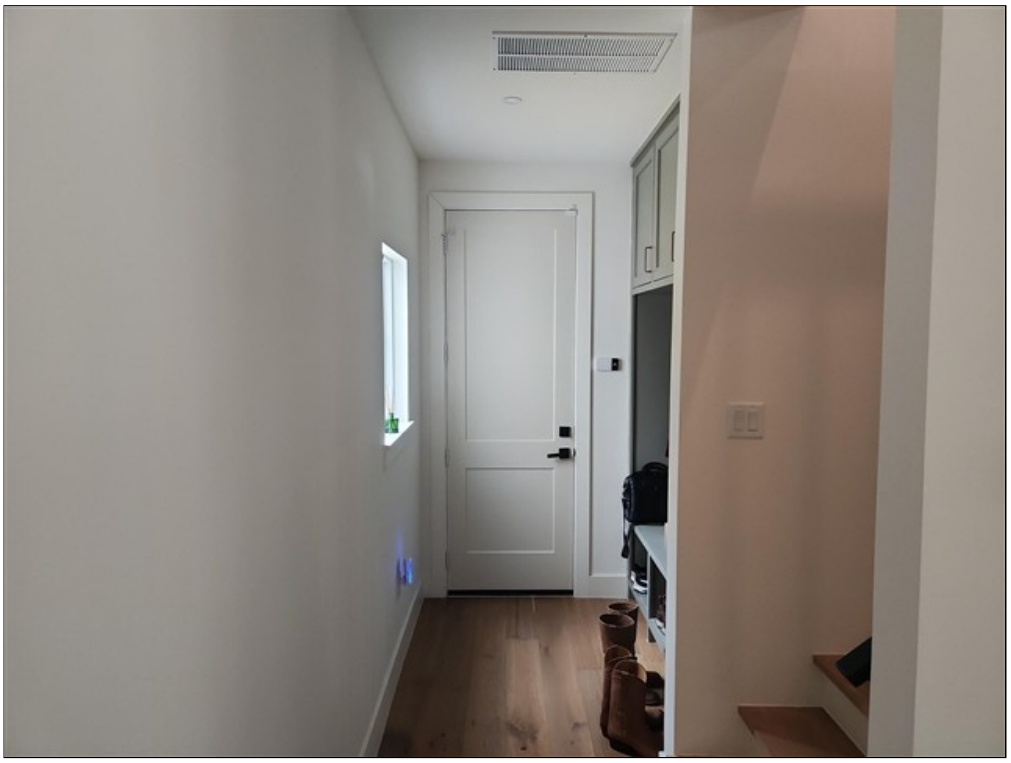
**I NI NP D**



G. Occupant garage door not equipped with self closing hinges

(3)

- The exterior door at the front of the home appears to not be square with the frame. One door is twisted causing the top to be pushed out approximately 3/4 inch when the bottom is flush, and a notably larger gap at the top of one door . This is also causing some air leakage around the door.

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G. Exterior door at front of home appears to not be square with frame

G.

(4)

- The second level front guest bedroom door is missing a hinge screw.

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G. Second level front guest bedroom door missing hinge screw

(5)

- The rear exterior door rubs at the jamb/bottom when operated.

G. Rear exterior door rubs at jamb/bottom when operated

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

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(6)

- The door handle hardware at the occupant garage door is loose.

G. Door handle at occupant garage door loose

(7)

- The exterior door in the garage was observed to have excessive air gaps. This can cause water intrusion and/or heat loss in winter and loss of cool air in summer if not corrected.

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G. Excessive air gaps at exterior door in garage

G.

☑ ☐ ☐ ☑ **H. Windows**

**Window type:** Vinyl / PVC, Double Pane

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Comments:

(1)

- One latch was missing (damaged) at the second level right guest bedroom right window .

H. One latch missing at second level right guest bedroom right window

H.

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(2)

- The far left window in the second level right guest bedroom does not latch in the frame on the left side of the window.

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H. Far left window in second level right guest bedroom does not latch on left side

H.

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

Comments:

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- The hand rail at the stairs does not terminate to the wall or to a newel post. This is considered a safety hazard.

I. Hand rail does not terminate to wall or newel post

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

**Types of Fireplaces:** Prefab metal fireplace, with ceramic inserts
**Chimney (exterior):** Wood
**Operable Fireplaces:** One
Comments:
(1)

- The fireplace does not have damper stop installed. Damper stops are needed for fireplaces that are burning hydrocarbon fuels to assure carbon monoxide fumes are vented out of the home.

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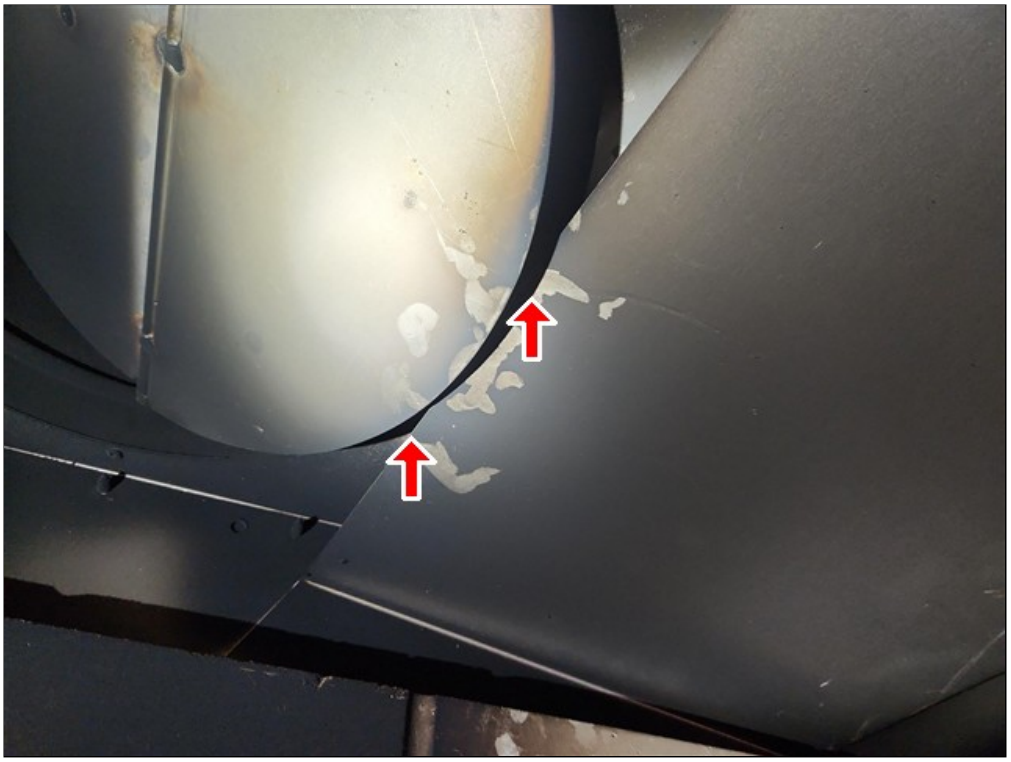
J. Fireplace missing damper stop

(2)

- The fireplace damper is being blocked by part of the metal fireplace frame.



J. Damper being blocked by part of metal fireplace frame

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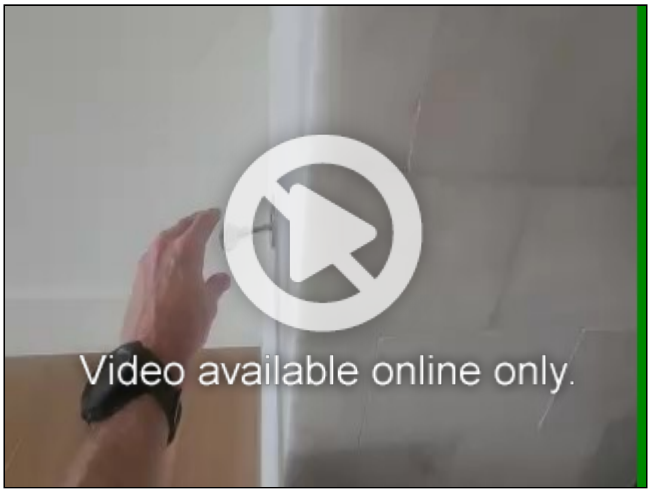
(3)

- Fireplace gas distribution bar makes very loud, high pitched, whistling sound when operating.




J. Video showing fireplace gas distribution bar making unusual noises when operated (Video can only be viewed in web presentation or summary format)

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

Comments:

☑ ☐ ☐ ☑ **L. Other**

**Home Is:** Occupied
**Structure Type:** Single Family
**Pool on property?:** No

Comments:

(1)

- Two concrete driveway pads are cracked across the entire pad and one of the two pads is also broken at one corner.

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

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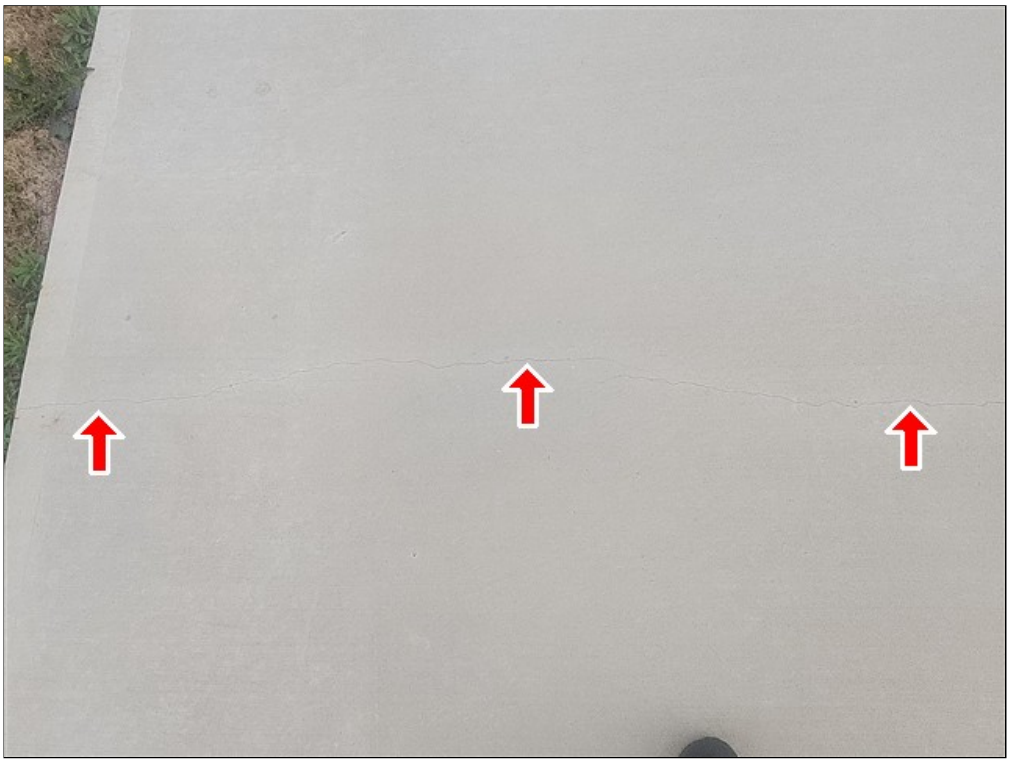
L. Photos showing two concrete driveway pads cracked across entire pad



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

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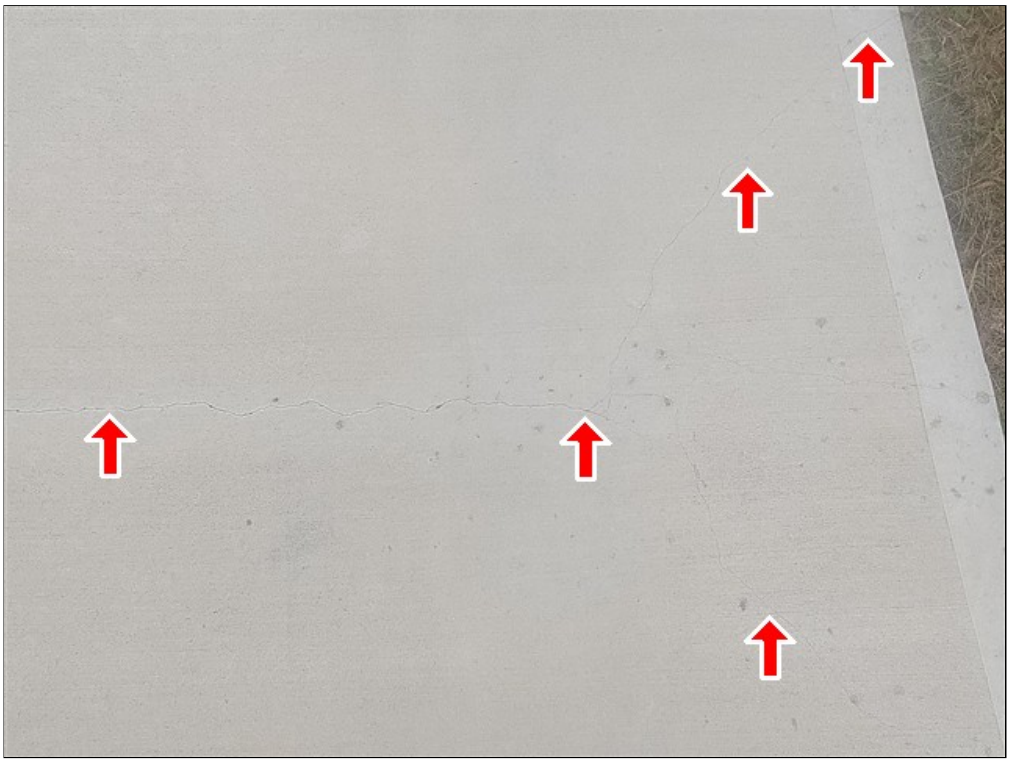

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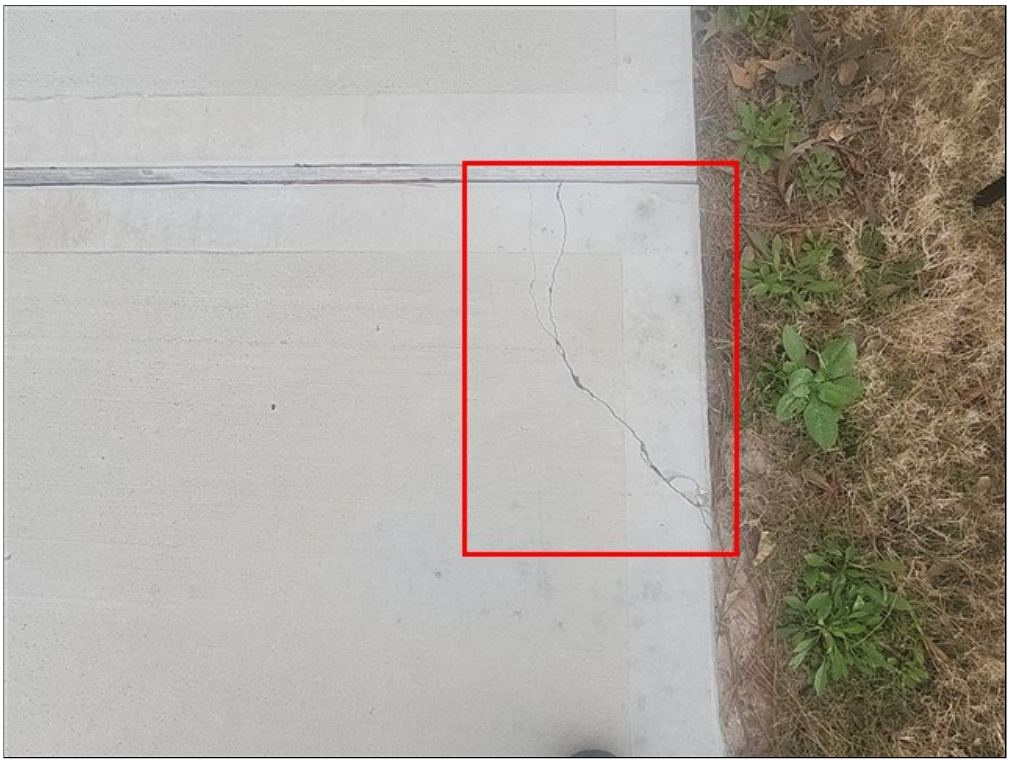

L. Photo showing concrete pad broken at one corner

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

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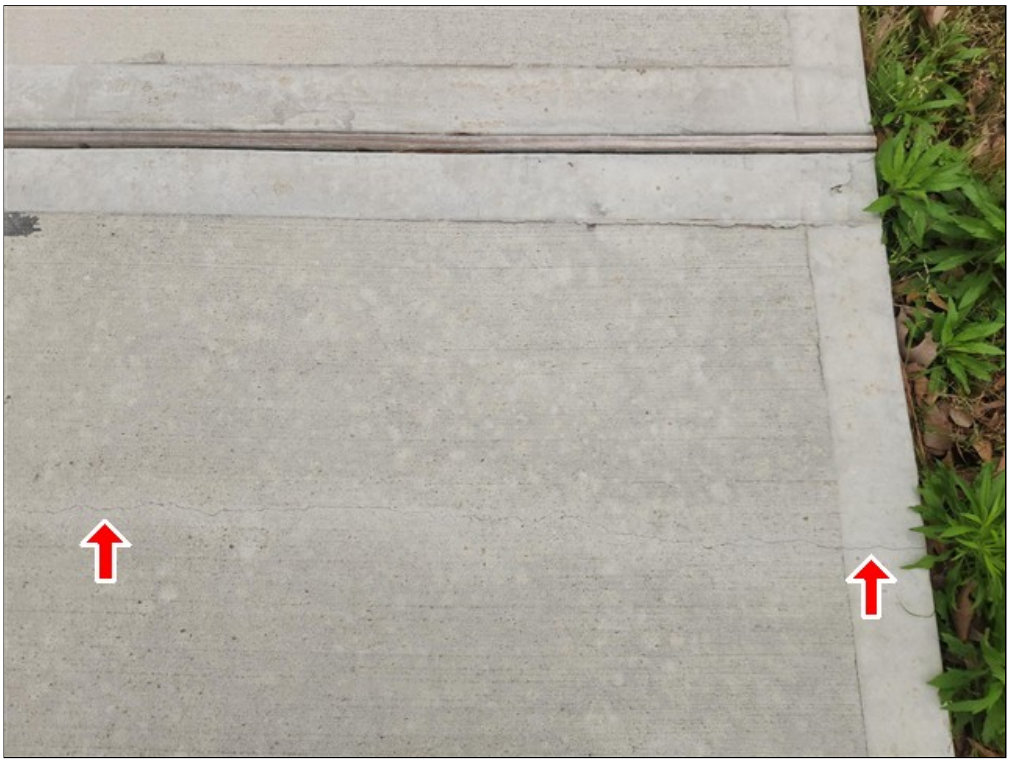
L.

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

**I NI NP D**



L.

(2)

- One front porch column is notably twisted.

L. Porch column notably twisted

| I = Inspected | NI = Not Inspected | NP = Not Present | D = Deficient |
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(3)

- Trim at front porch columns in direct contact with concrete flatwork.

L. Trim at front porch columns in direct contact with concrete flatwork

L.

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

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(4)

- Videos shared with the inspector of a smoke test being performed suggest poor air sealing between the first and second level floor and a number of other locations. The inspector recommends that the client share the results and documentation of the smoke and blower door testing that was performed.

(5)

- Property was occupied and/or staged at time of inspection. There were areas that were hidden or not accessible for full inspection. When the cabinets are emptied, furniture or clothing is removed, or pictures/mirrors are taken down, certain signs or damages may be evident that were not or could not be seen at time of inspection.

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

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## II. ELECTRICAL SYSTEMS

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

**Main Disconnet Located:** At the service drop
**Main Panel Located:** In the garage
**Electric Panel Manufacturer:** Square D
**Main Breaker Amps:** 200 AMP
**Electrical Service Conductors:** Below ground
**Feeder wire type:** Aluminum
**Branch wire type:** Copper
**Did We Test Smoke Alarms?:** No
Comments:

**Main Panel Enclosure**

- The main panel enclosure was inspected with the deadfront cover removed. Conditions needing repair were observed. These repairs should be performed by a licensed electrician. Additional defects may be discovered when inspected by the licensed electrician.
- Arc Fault is / was either not installed at all or incomplete according to current standards. These devices are considered safety items and this condition should be further investigated by a licensed electrician.

  This home does not meet current arc-fault circuit-interrupter (AFCI) requirements. This is an "as built" condition, but Per TREC standards of practice we are required to report this condition as a deficiency. Some items reported as Deficient may be considered upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards, form OP-I

- The aluminum feeder wires are not properly coated with anti-oxidant paste to prevent corrosion.
- White wires used as line or hot wires should be identified as such by wrapping the wires with black or red electrical tape or marking the wires with marker at the breakers.
- Breaker ties are needed in the main panel enclosure at the shared branch circuits. Breaker ties are needed to assure electrical current at all conductors in a cable is shut off when a breaker is tripped. This is a small repair but is a safety hazard that should be corrected.

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

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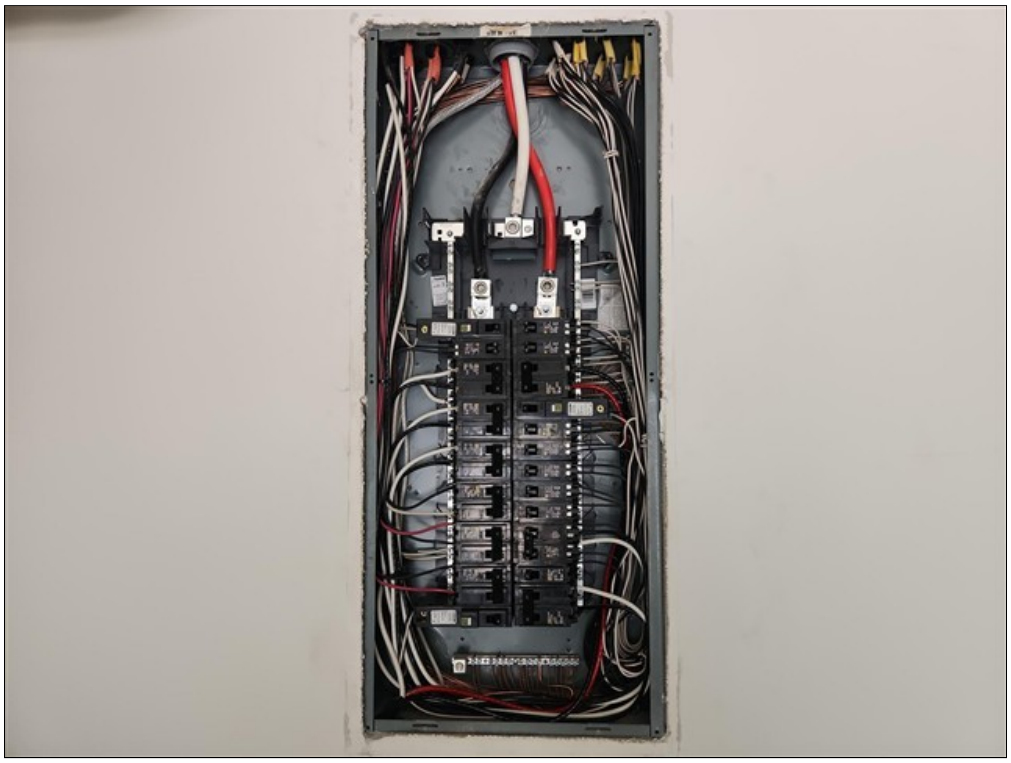
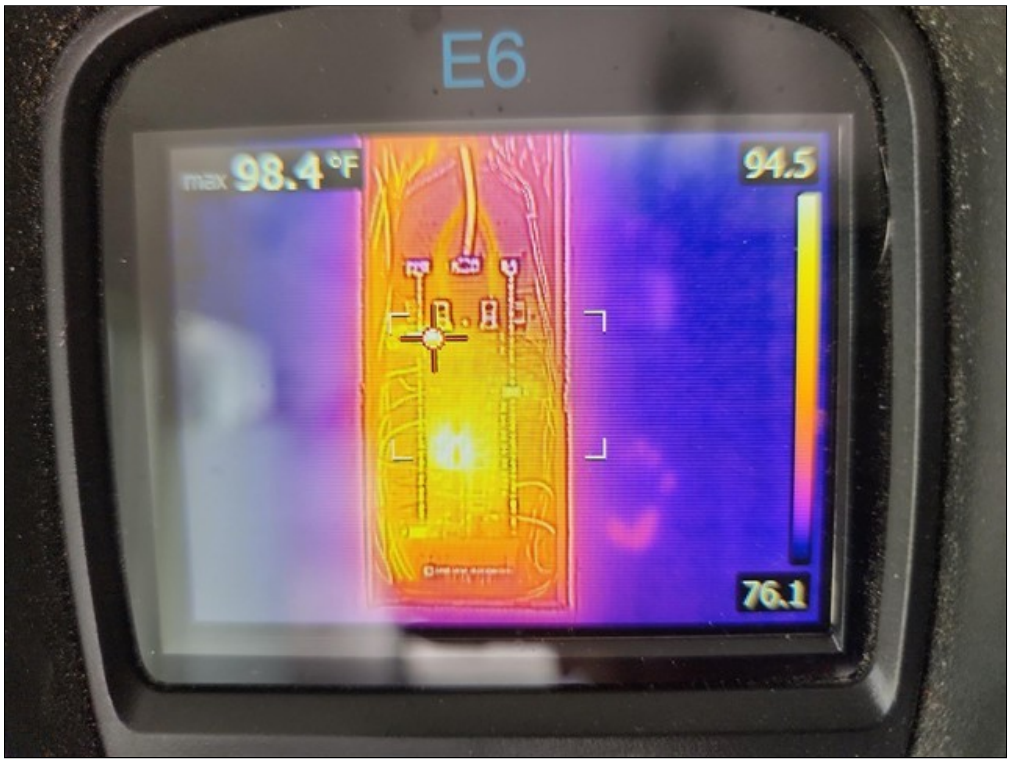


A. Overall photo of main panel enclosure with dead front cover removed




A. Thermal photo showing main panel enclosure

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

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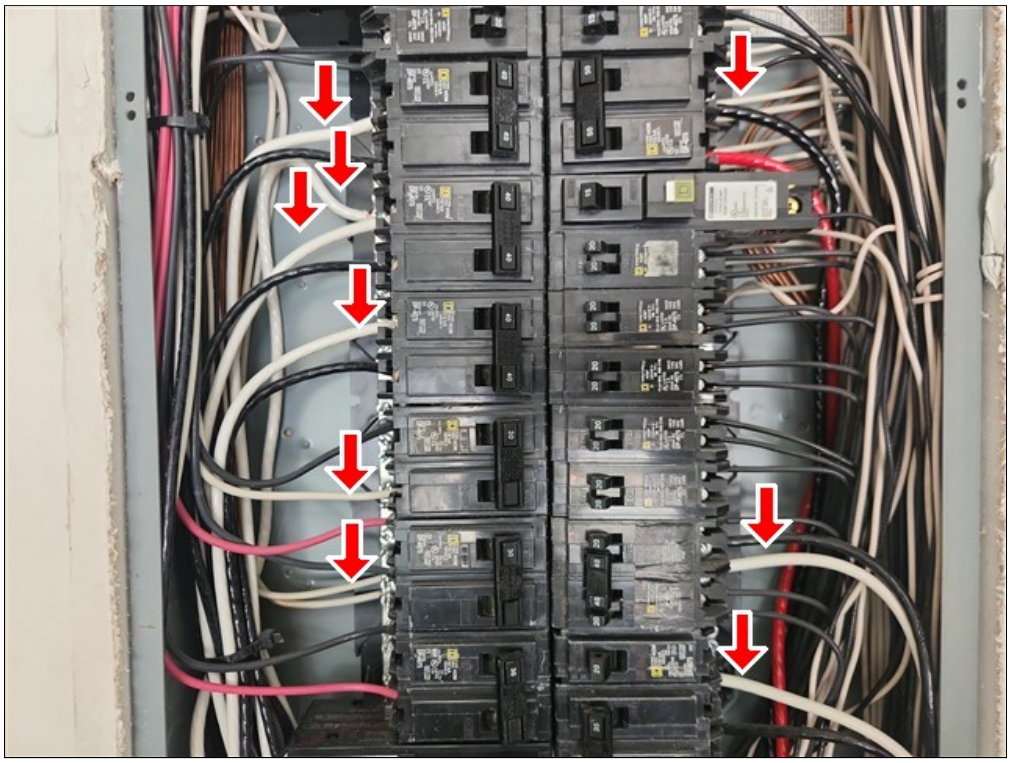
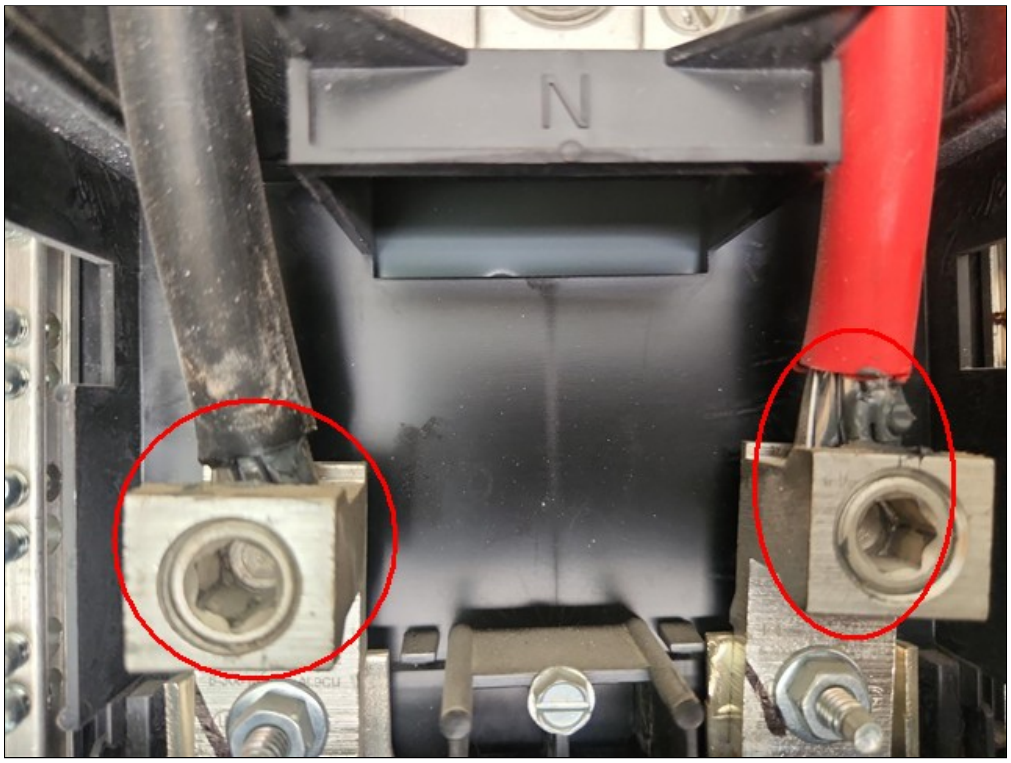


A. White wires used as line or hot wires should be identified




A. Aluminum feeder wires not properly coated with ant-oxidant paste

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

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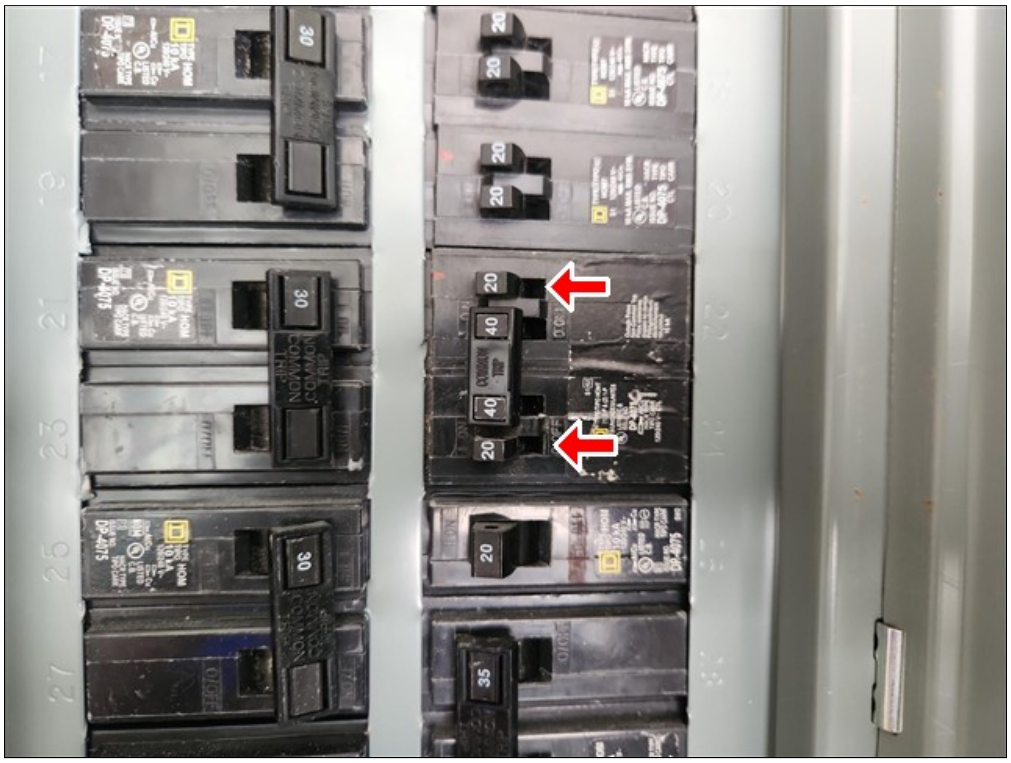
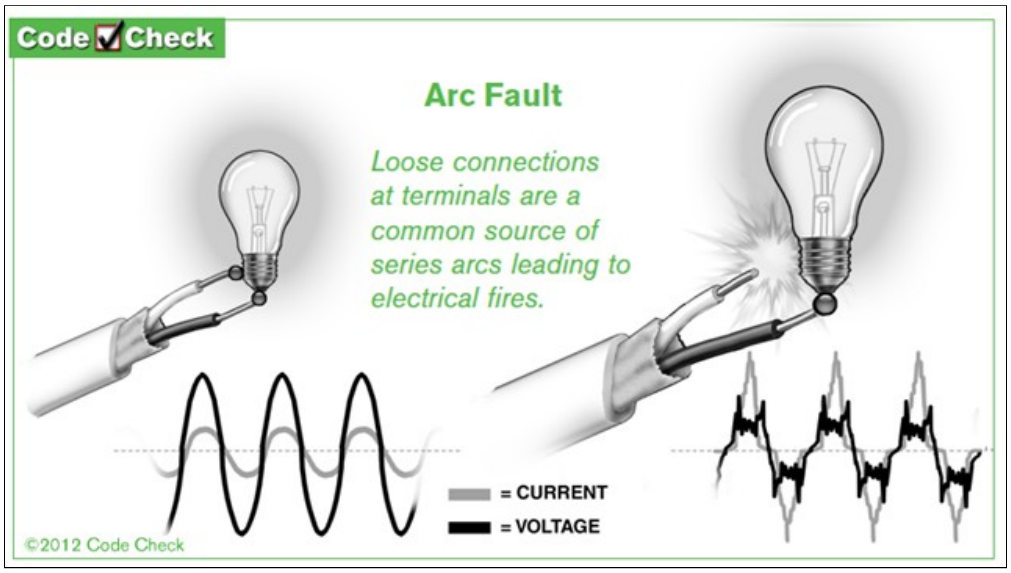


A. Possible missing breaker tie




A. Arc Fault Diagram

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

**Type of Wiring:** Romex

Comments:

(1) ***Buyers Advisory Notice***

- Only outlets that are reasonably accessible are tested but only a representative number of receptacles are pulled out of the junction box.

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

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(2) ***Buyers Advisory Notice***

- Carbon monoxide detectors should be present and installed according to manufacturer's instructions when gas utilities are present in the home.

(3) ***Buyers Advisory Notice***

- Smoke/carbon monoxide detectors should be tested once a month and have their batteries replaced as needed. If a detector begins to beep periodically in rhythm, this means the batteries are dying and should be replaced. Regular testing of these systems ensures they are working properly and will be able to offer the protection they are designed to provide.
- Smoke alarms should be installed in each sleeping room and outside each sleeping area in the immediate vicinity (hall) of the bedrooms. The smoke alarms outside the bedrooms should be combination smoke and carbon monoxide detectors.
- The inspector recommends to call the non emergency service number for this area before testing the smoke detectors to inform the that testing will be done.

(4)

- Receptacles installed at ends of kitchen island. Additionally, these receptacles are not GFCI protected.

B. Receptacles installed in ends of kitchen island - also not GFCI protected

(5)

- One receptacle just outside of the master bedroom and several inside the master bedroom are showing between 108-114 volts when tested. Before the inspector could get a picture of the 108v, the voltage jumped back up to 122.

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

**I NI NP D**

B. Some receptacles inside and outside of master bedroom have varying voltages


B.

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

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## III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☑ ☐ ☐ ☐ **A. Heating Equipment**

**Electric central heat systems:** Two

**Heat System Brand:** Lennox

Comments:

(1) **First Level Furnace Equipment**

- The electric heating system was functioning as intended at the time of inspection.

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

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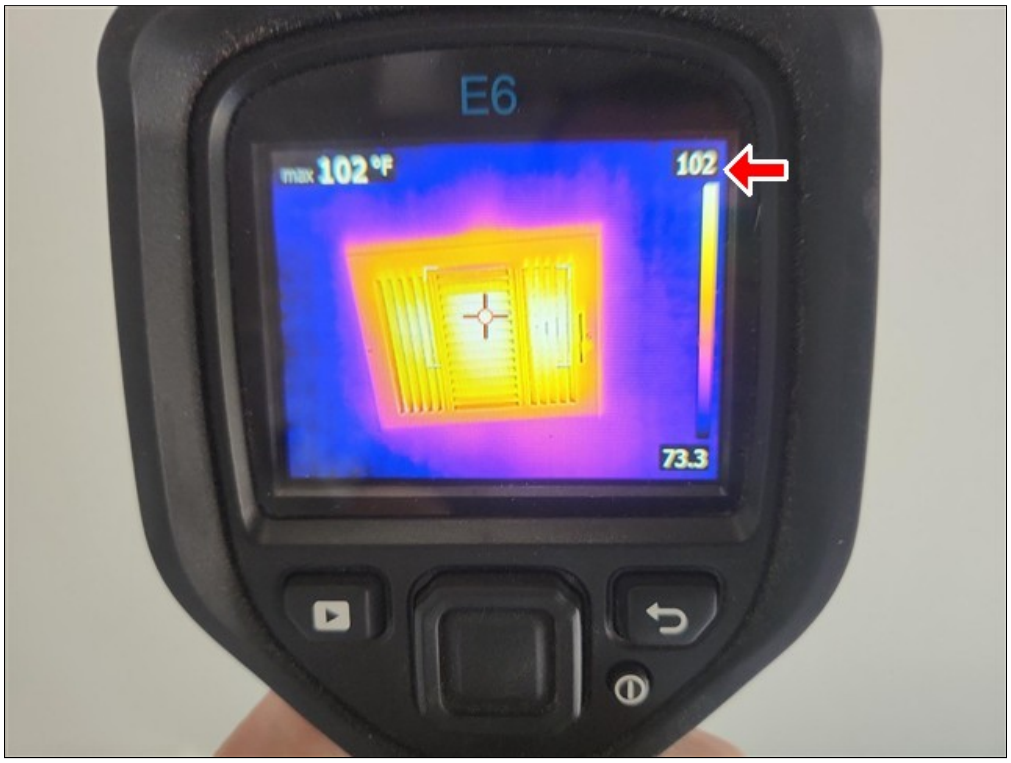
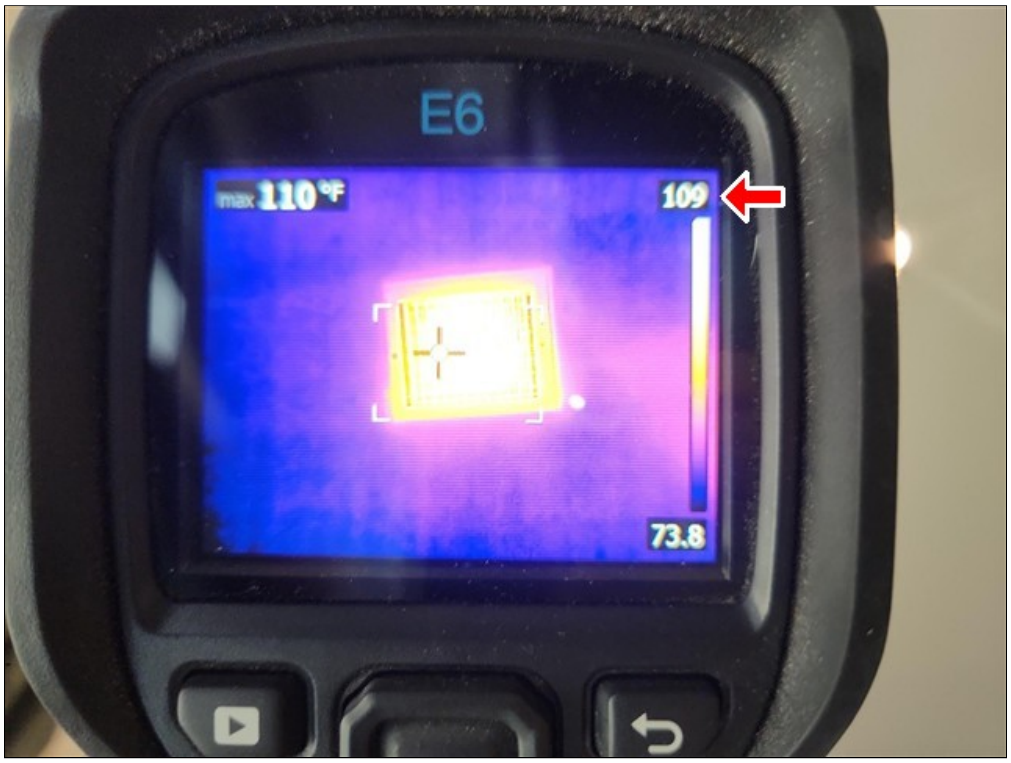



A. Thermal photos of HVAC supply grilles while furnace was operating

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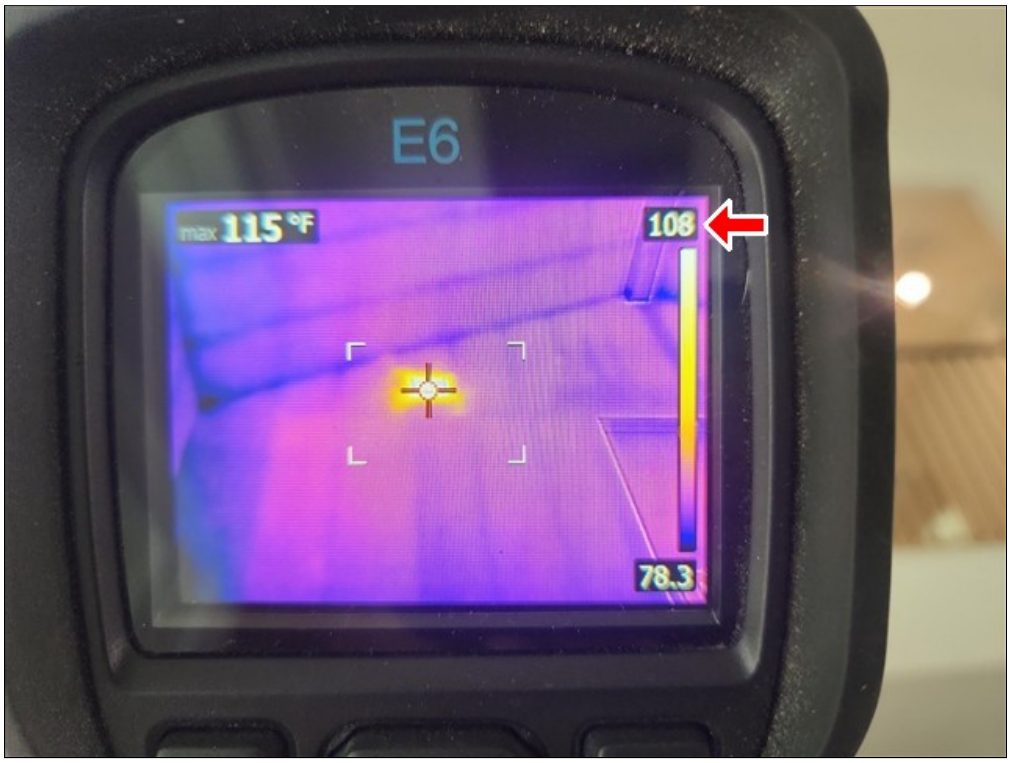


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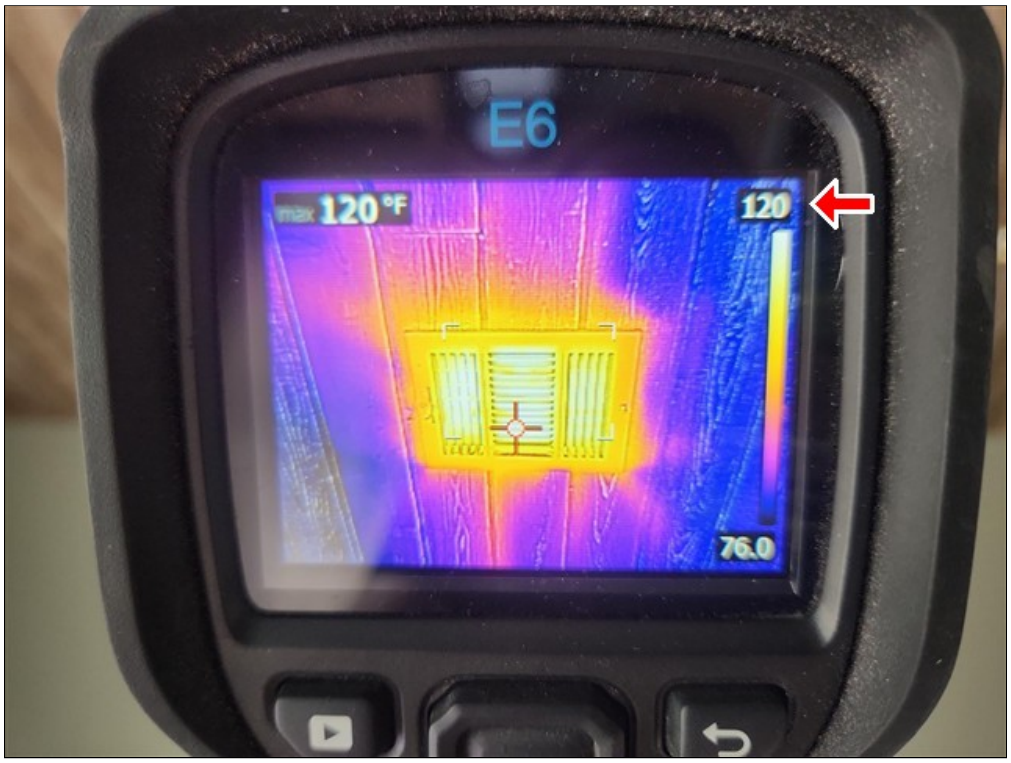


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**I = Inspected NI = Not Inspected NP = Not Present D = Deficient**

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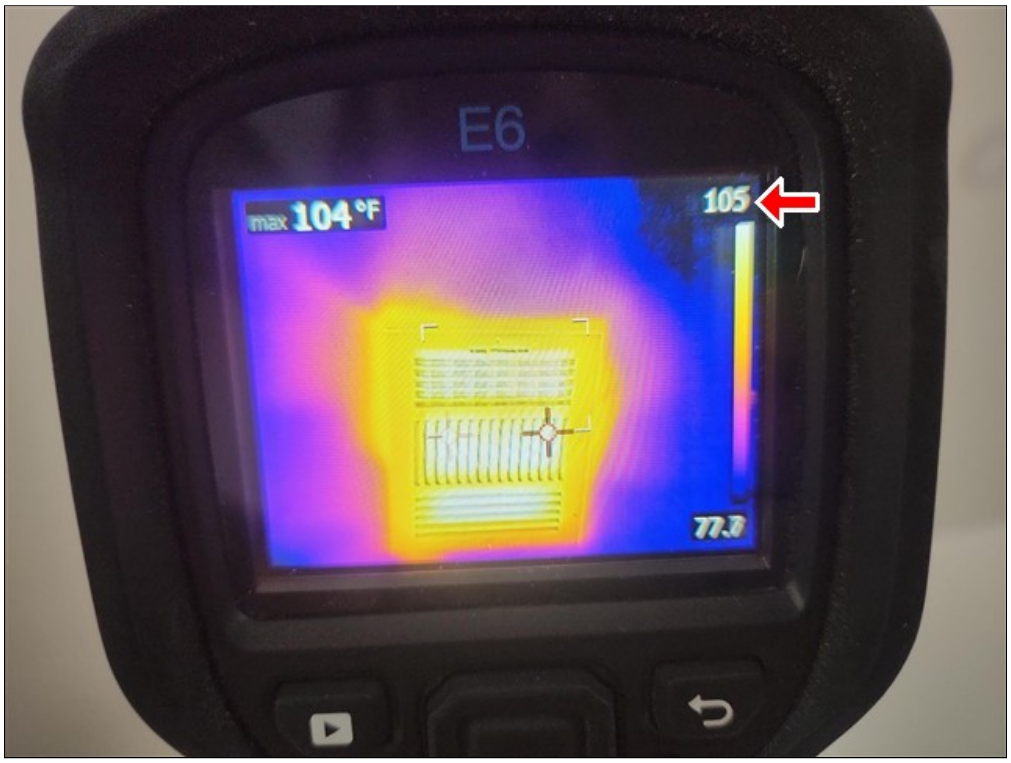


A.

(2) **Second Level Furnace Equipment**

- The electric heating system was functioning as intended at the time of inspection.

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

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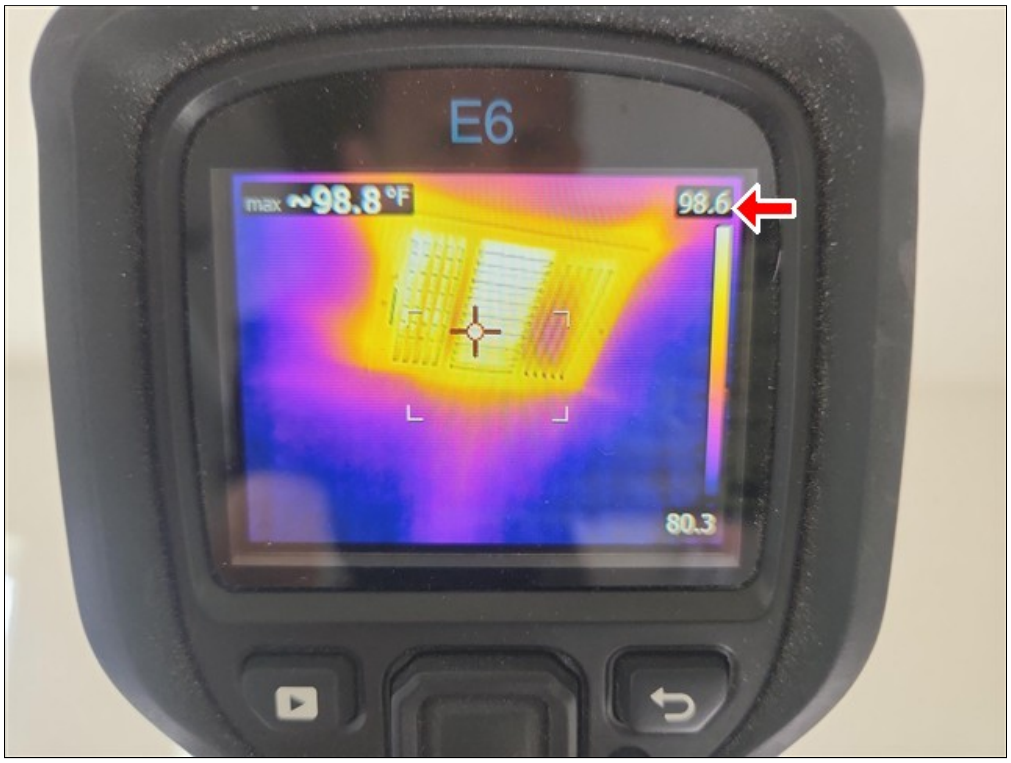
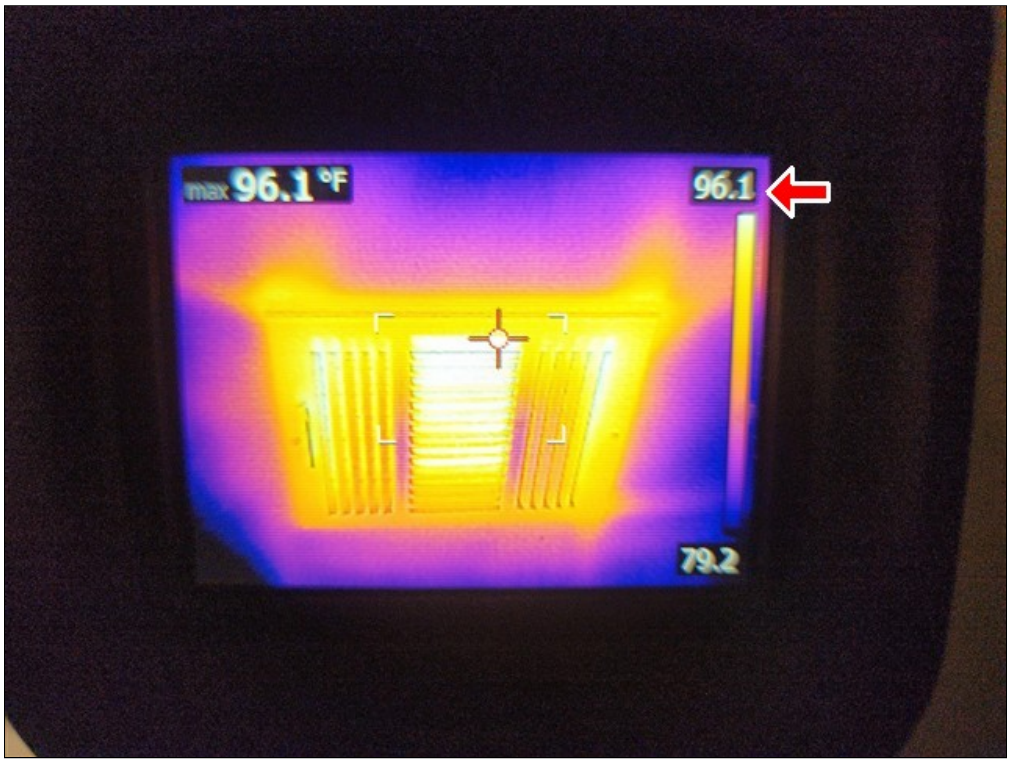



A. Thermal photos of HVAC supply grilles while furnace was operating

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

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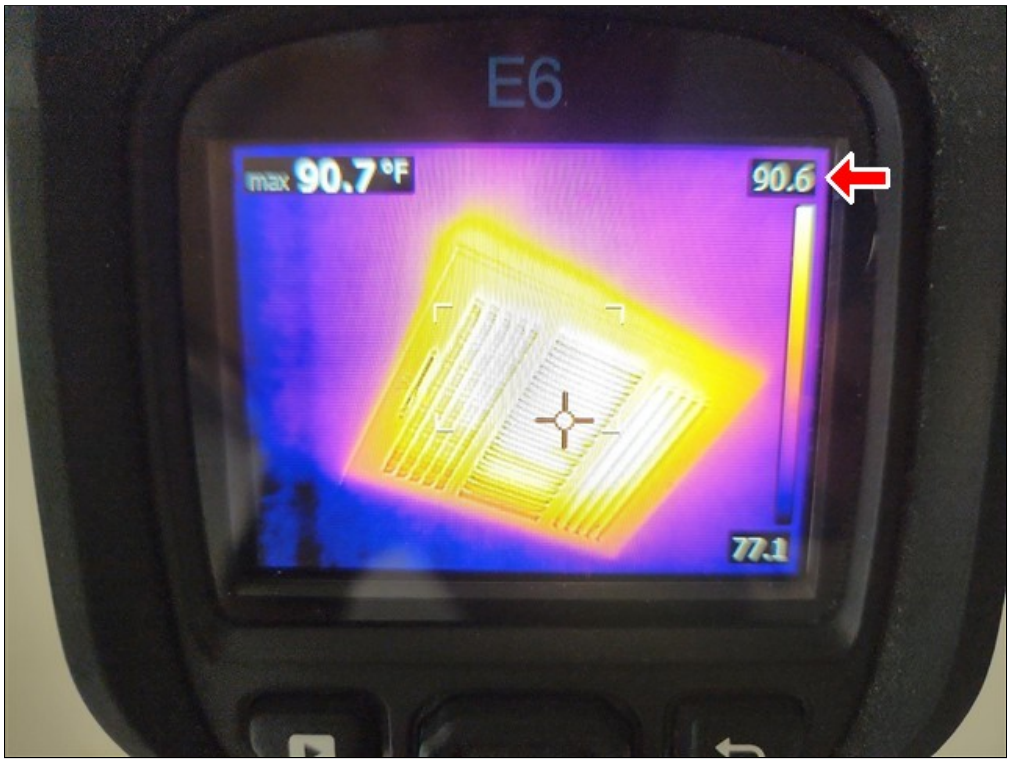


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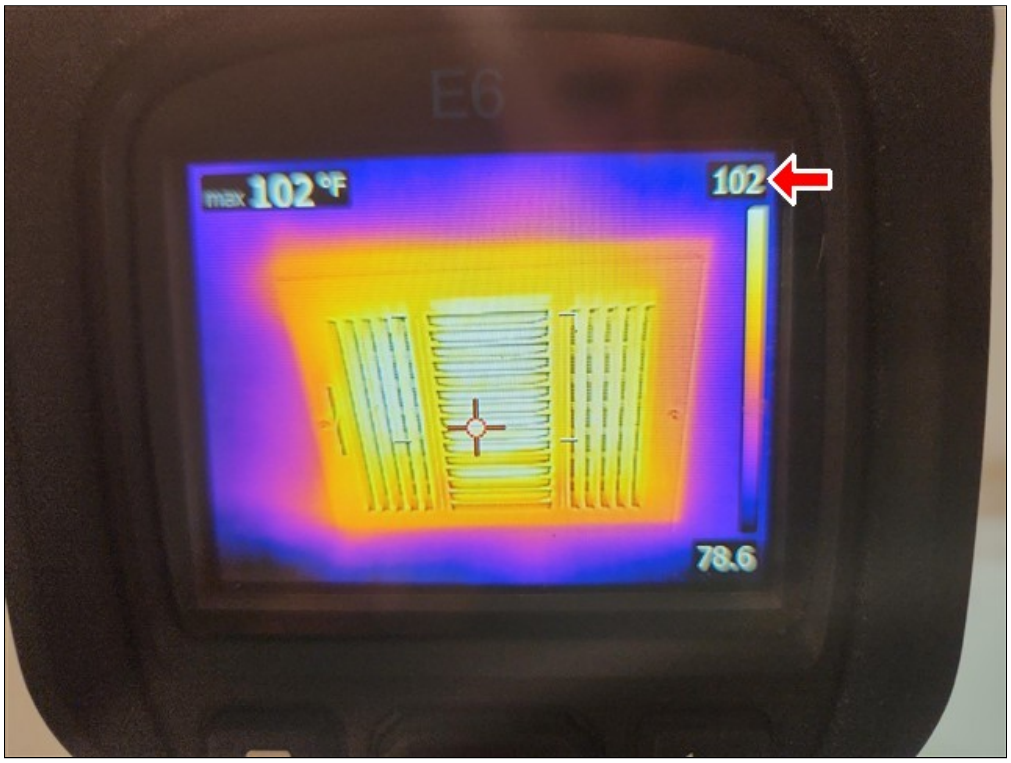


A.

☑ ☐ ☐ ☑ **B. Cooling Equipment**

**First level cooling system brand / BTU:** Lennox

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

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**First level cooling system Delta T:** 16
**Second level cooling system brand / BTU:** Lennox
**Second level cooling system Delta T:** 19
Comments:
(1) ***Buyers Advisory Notice:***

- The inspector does not determine the adequacy (tonnage/manual load calculation) or efficiency of the system. Humidifiers, motorized dampers, electronic air filters and programmable thermostats are not inspected. Window air conditioning and possible mismatched central units are not checked. An accurate central air conditioning cooling differential test is not possible when the ambient temperature is below 55 degrees Fahrenheit.

(2) **First Level/Master Bedroom AC Equipment**

- View of AC condensing unit data plate:
- At the time of the inspection the system supply air(Output Air) was: 56.7° Fahrenheit and the return air (Input Air): 72.3° Fahrenheit = 15.6° Fahrenheit Temperature Differential
- 'Tamper-proof' locking caps for AC refrigerant ports are missing. As of 2009, HVAC systems are required to have a locking 'tamper-proof' cap on all units in residential and commercial dwellings. Residential and multifamily occupants may be subject to significant fines stemming from the lack of locking caps. Only a licensed HVAC technician may install or remove the locking cap.
- A refrigerant hood is needed at the AC condensing unit refrigerant lines. Refrigerant hoods should be installed and caulked on the top and sides only. Refrigerant hoods help protect the lines from damage and help prevent moisture, insects and vermin from entering the home if properly installed. A qualified contractor should be consulted regarding this installation.
- Mastic improvements were observed to be needed at the HVAC equipment in the attic in the following locations: where refrigerant line passes through evaporator case. Inadequate sealants can allow for air leakage in these areas decreasing the efficiency of the system and allowing for condensation to form and continuously drip in unwanted locations which can lead to other undesirable conditions. An HVAC service professional should be consulted regarding repairs.
- Insulation improvements were observed to be needed around the AC refrigerant lines at the visible sections of refrigerant line in the attic.
- The cover plate serving the disconnect in the attic space was observed to be missing.

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

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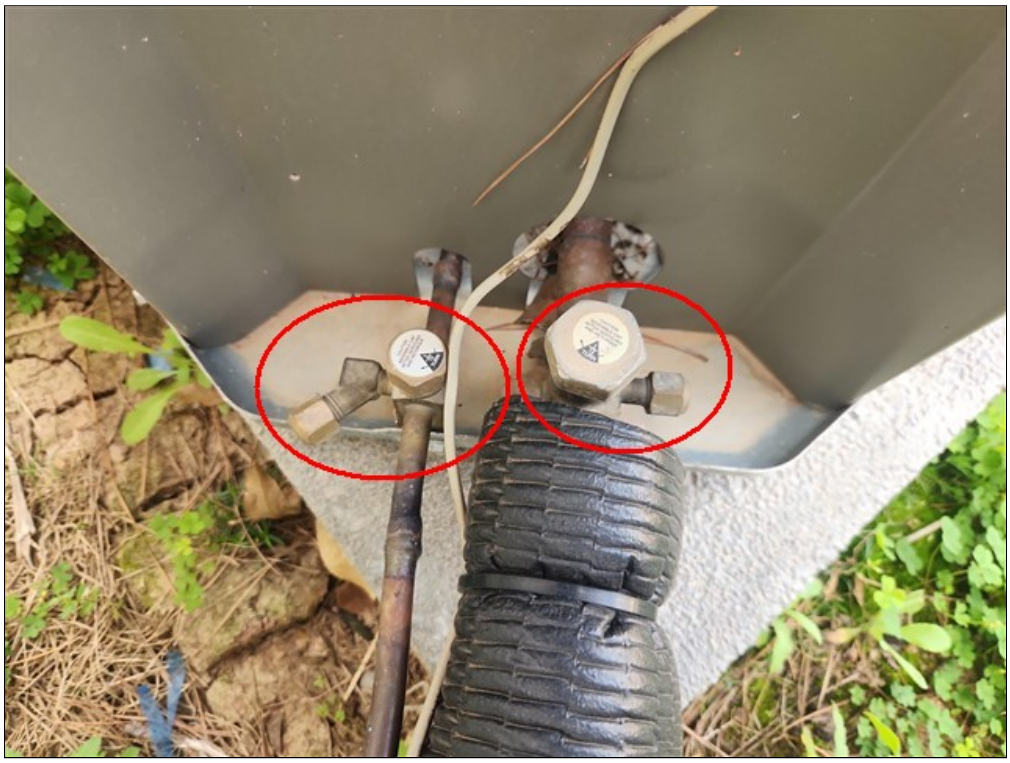
B. Condensing unit data plate



B. Missing locking caps at refrigerant ports

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

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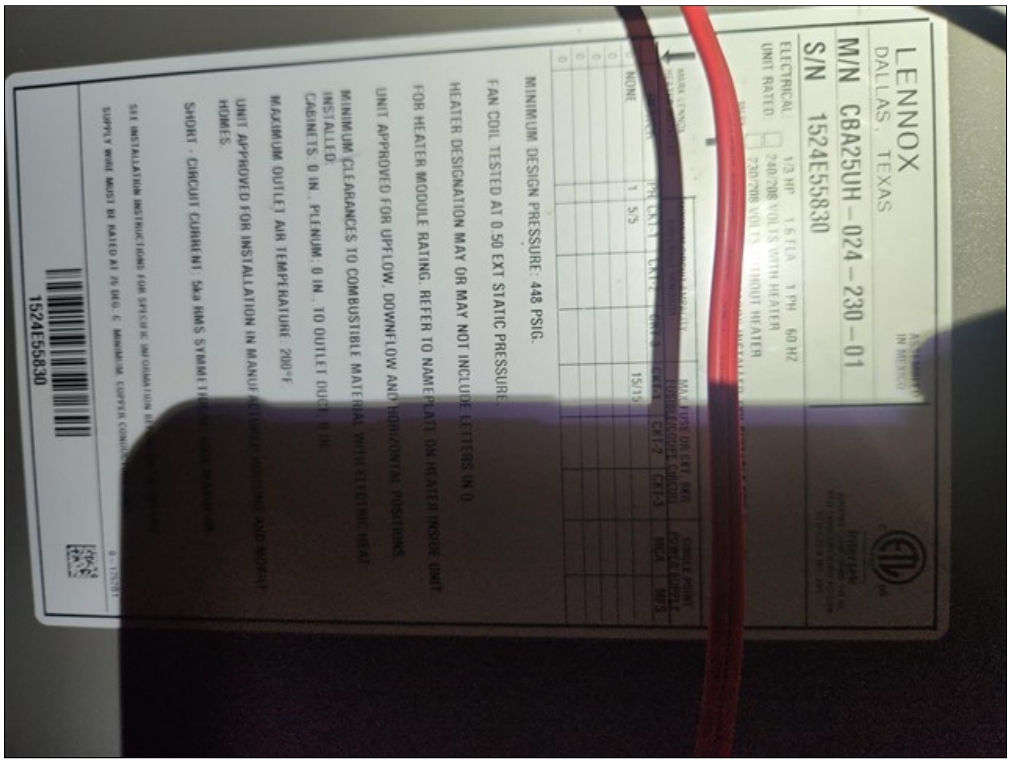
B. Refrigerant hood needed




B. Evaporator data plate

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B. Mastic improvements needed where refrigerant line enters evaporator case

B. Cover plate missing for disconnect

(3) **Second Level AC Equipment**

- View of AC condensing unit data plate:

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

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- At the time of the inspection the system supply air(Output Air) was: 54.9° Fahrenheit and the return air (Input Air): 74.1° Fahrenheit = 19.2° Fahrenheit Temperature Differential
- Although the air condition equipment serving the second level of the home was operable and the systems temperature differential (Delta T) was within what is currently considered normal range at the time of the inspection, conditions requiring repair were observed. If the unit has not been serviced recently, a licensed HVAC technician should be consulted to service the system.The inspector recommends obtaining documentation of the last service date of the unit from the seller. HVAC systems should be serviced annually to ensure proper function of the unit and increase the longevity of the system.
- 'Tamper-proof' locking caps for AC refrigerant ports are missing. As of 2009, HVAC systems are required to have a locking 'tamper-proof' cap on all units in residential and commercial dwellings. Residential and multifamily occupants may be subject to significant fines stemming from the lack of locking caps. Only a licensed HVAC technician may install or remove the locking cap.
- A refrigerant hood is needed at the AC condensing unit refrigerant lines. Refrigerant hoods should be installed and caulked on the top and sides only. Refrigerant hoods help protect the lines from damage and help prevent moisture, insects and vermin from entering the home if properly installed. A qualified contractor should be consulted regarding this installation.
- The electrical service disconnect is installed behind the outside condenser/coil. This does not meet the clearance requirements of the National Electrical Code or the International Residential Code and should be corrected as necessary. This is a potential safety hazard.
- Insulation improvements were observed to be needed around the AC refrigerant lines at the visible sections of refrigerant line in the attic.
- The conduit serving the the wiring to the disconnect is detached from the disconnect housing

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

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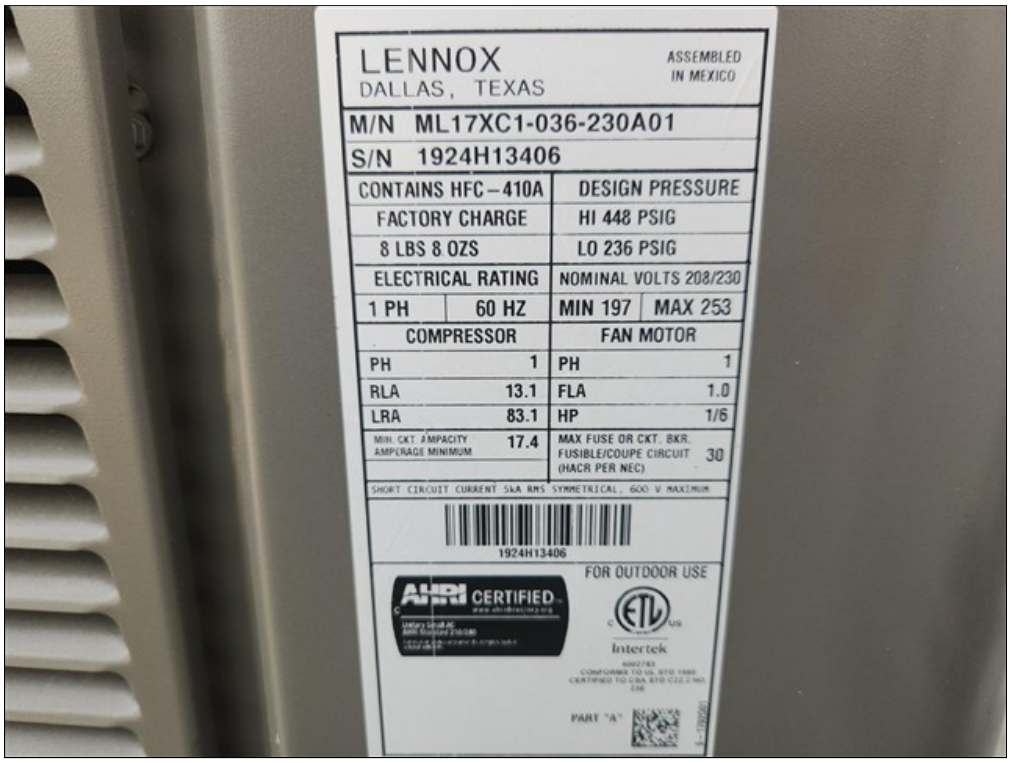


B. Condensing unit data plate

B. Locking caps missing at refrigerant ports

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

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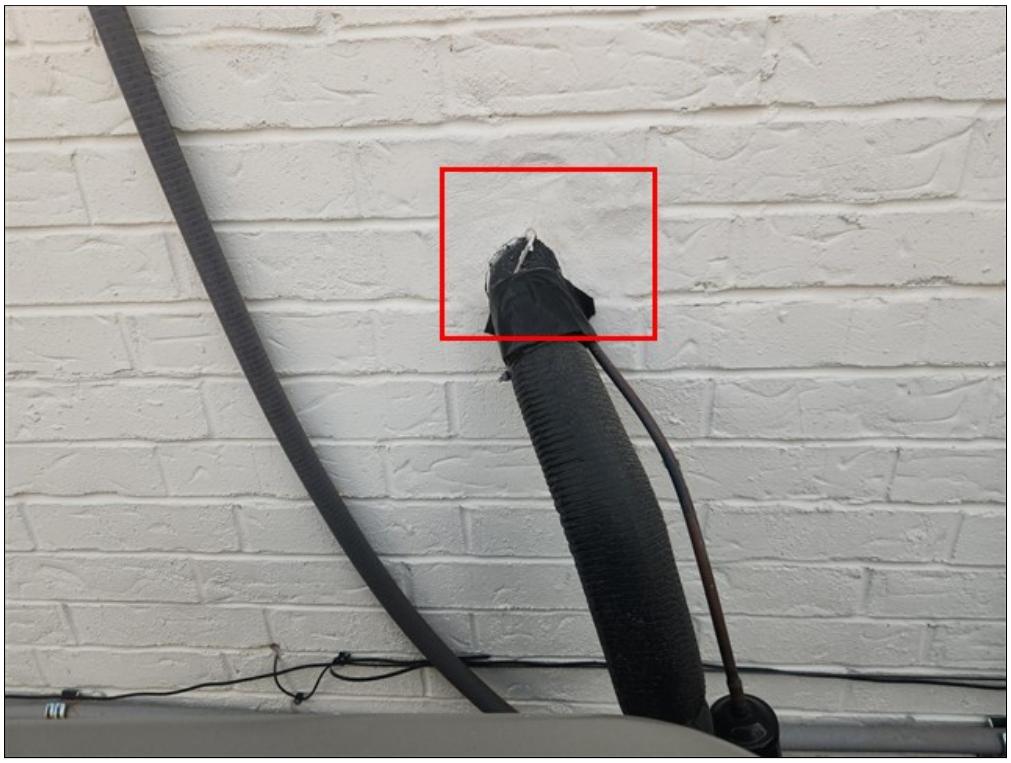
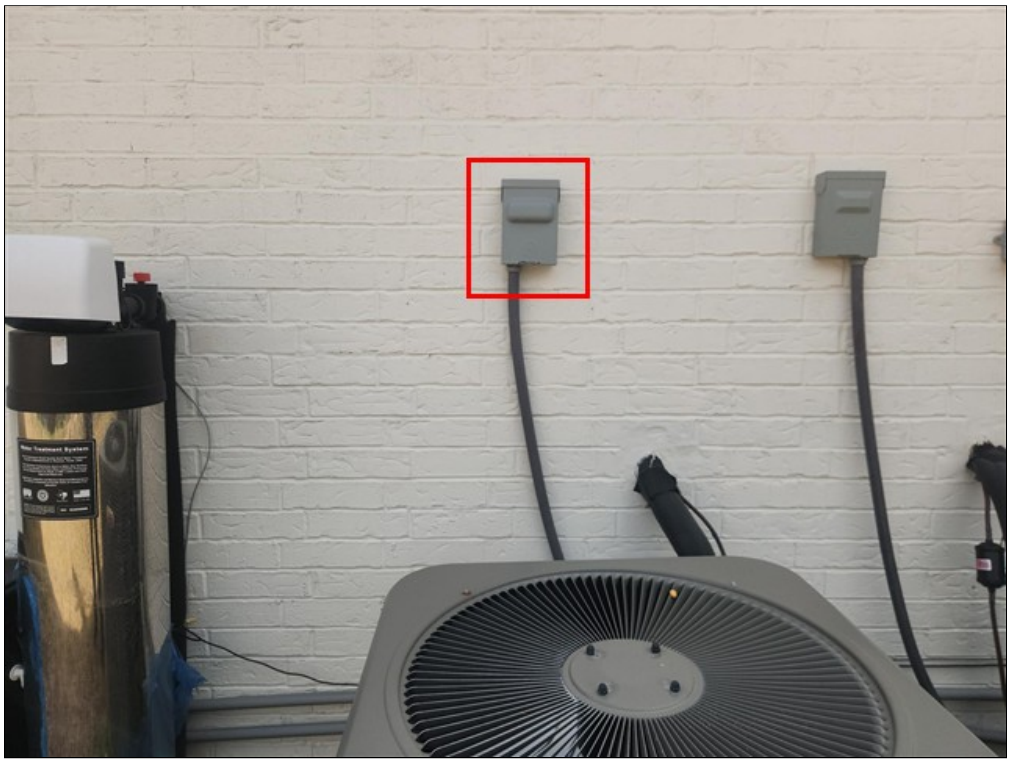


B. Refrigerant hood needed



B. Disconnect located behind condensing unit

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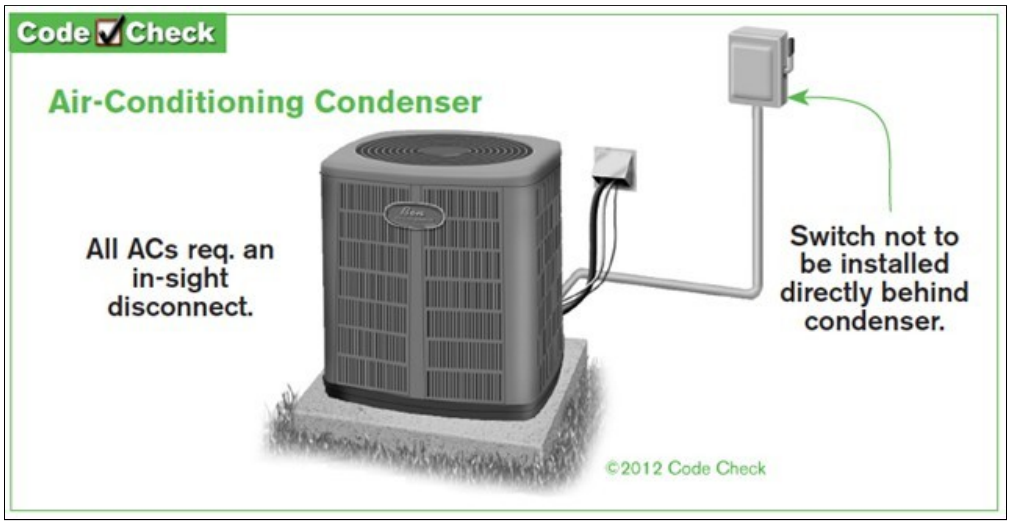


B.

B. Insulation improvements needed at refrigerant line in attic

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

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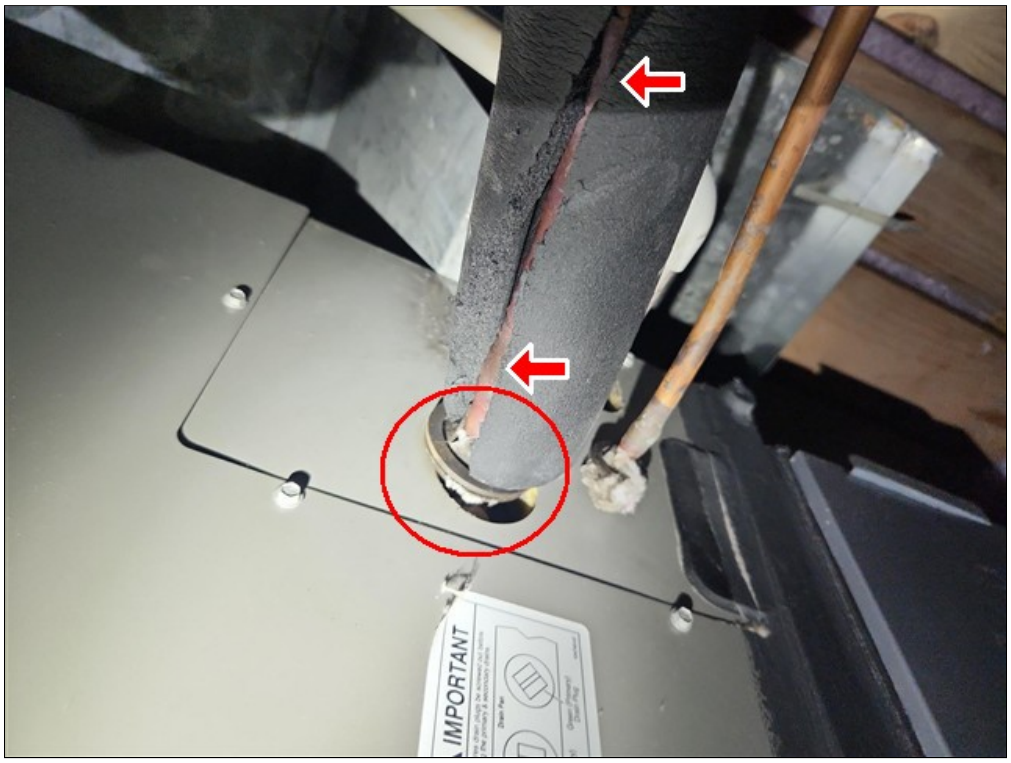


B. Mastic improvements needed where refrigerant line enters evaporator case

B. Conduit serving wiring to disconnect is detached from disconnect housing

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

**Ductwork:** Flexible duct

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

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**Filter Type:** Media filter

Comments:

(1) ***Buyers Advisory Notice:***

- Inspecting the interior condition of the HVAC supply and return ducts would require vent removal and/or dismantling the equipment plenums and is beyond the scope of this inspection.

(2)

- During the thermal scan the inspector observed what appears to be a duct between two HVAC supply grilles is resting on the ceiling drywall.

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

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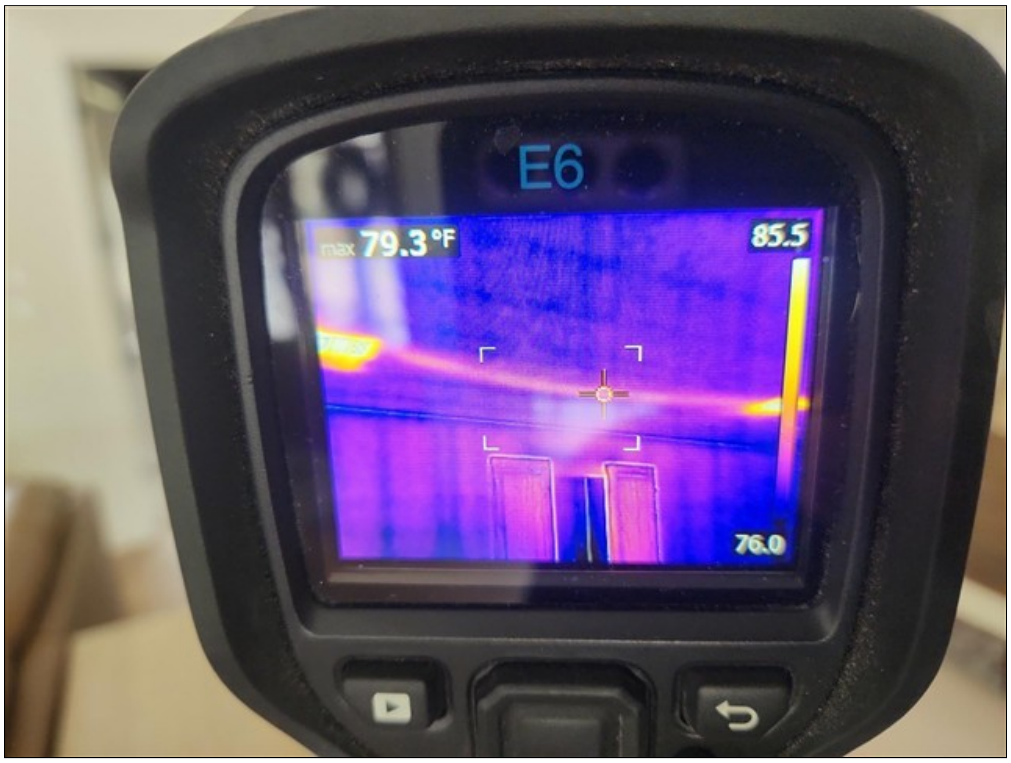
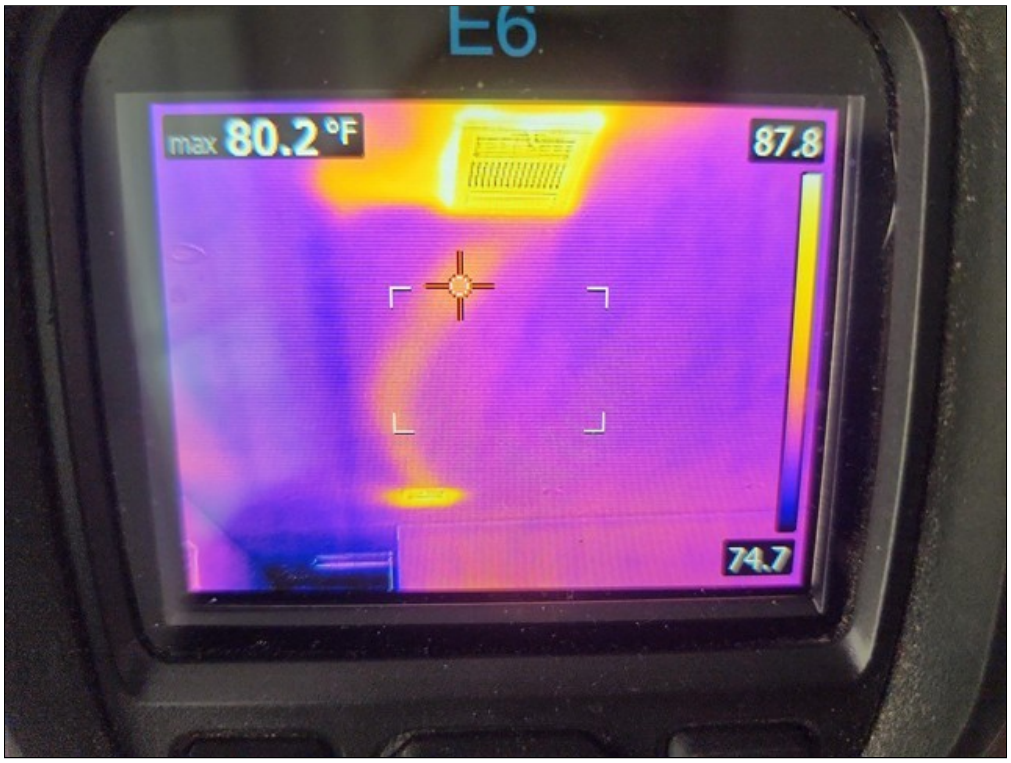



C. Thermal anomaly of what appears to be a duct resting on ceiling drywall




C.

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

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C. Area of thermal anomaly

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

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## IV. PLUMBING SYSTEM

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

**Location of water meter:** Street
**Location of main water supply valve:** Left side exterior of home
**Static water pressure reading:** 54 pounds/square inch
**Water Source:** Public
**Supply Plumbing (inside home):** PEX
Comments:
(1) *KITCHEN* No visible leaks were observed. Conditions requiring repair were observed.

- Caulking improvements are needed at the transition between the countertop and undermount sink. This is not only a potential place for water to leak beneath the sink but also considered a fouling area, where bacteria can accumulate over time.
- Improper braces were observed to be installed to secure the undermount sink to the underside of the countertop. The proper clips/braces should be installed. Adhesives should never be solely relied upon, particularly in high humidity areas.

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

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A. Caulking improvements needed at undermount sink to countertop transition

A. Unusually large "braces" installed in kitchen cabinet to support sink

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

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A.

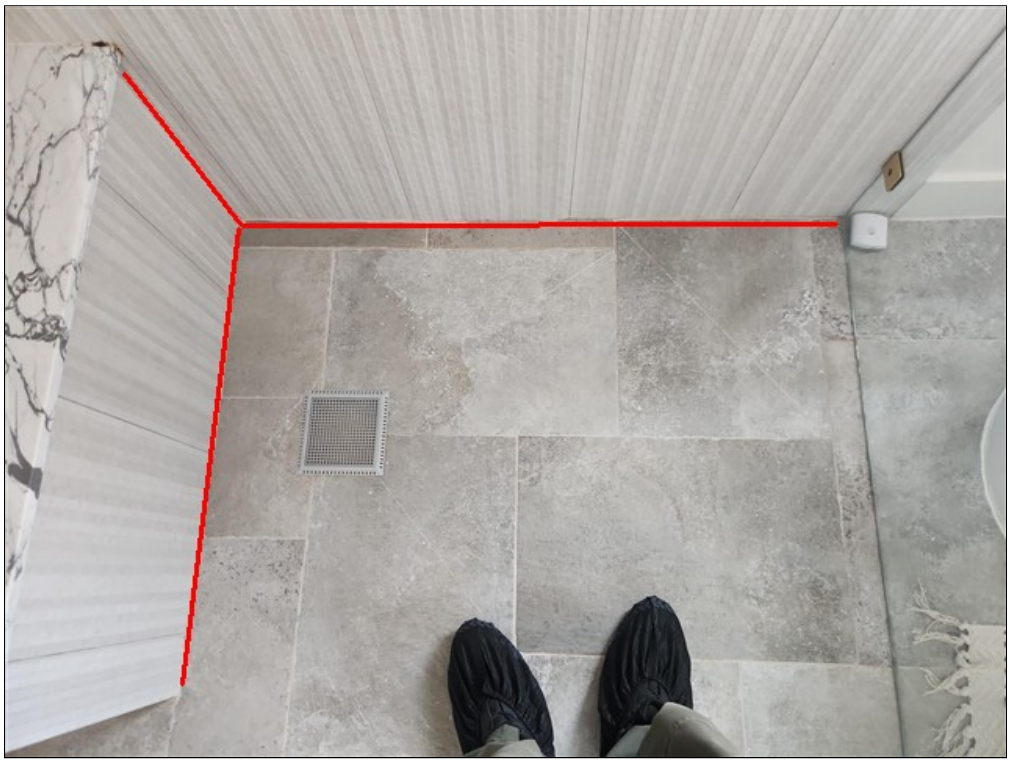
(2) *MASTER BATHROOM* The tub drain trap area was not accessible for inspection. Conditions requiring repair were observed.

- A water leak was observed at a glass panel of the shower enclosure. Repairs should be undertaken.
- Caulking improvements are needed in the shower enclosure.
- Caulking in the shower enclosure is heavily mildewed and should be removed and replaced with a damp location approved mildew resistant caulking improvements are needed at the shower glass to floor transitions.
- The water valve handles serving the sink were observed to be detached.
- Corrosion observed at sink faucet and sink water valve handles.
- No clips/braces were observed to be installed to secure the undermount sink to the underside of the countertop. Adhesives should never be solely relied upon, particularly in high humidity areas.
- Caulking improvements are needed at the transition between the countertop and undermount sink. This is not only a potential place for water to leak beneath the sink but also considered a fouling area, where bacteria can accumulate over time.
- The drain at one of the sinks drains slowly. The cause of this condition should be determined and repaired as needed.
- The gap between the floor and the bottom of the glass shower enclosure was observed to be approximately 1 inch. This is too large of a gap to be filled with caulking.
- The installation of the LED strips in the shower enclosure soap shelf do not appear of professional quality and have left a gap exposed between the tile and substrate behind the tile.
- A heavy water leak was observed around the base of the bathtub when the tub is operated. The leak was observed along the back side of the tub. This is an indication the tub drainage may be damaged or incomplete.

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

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

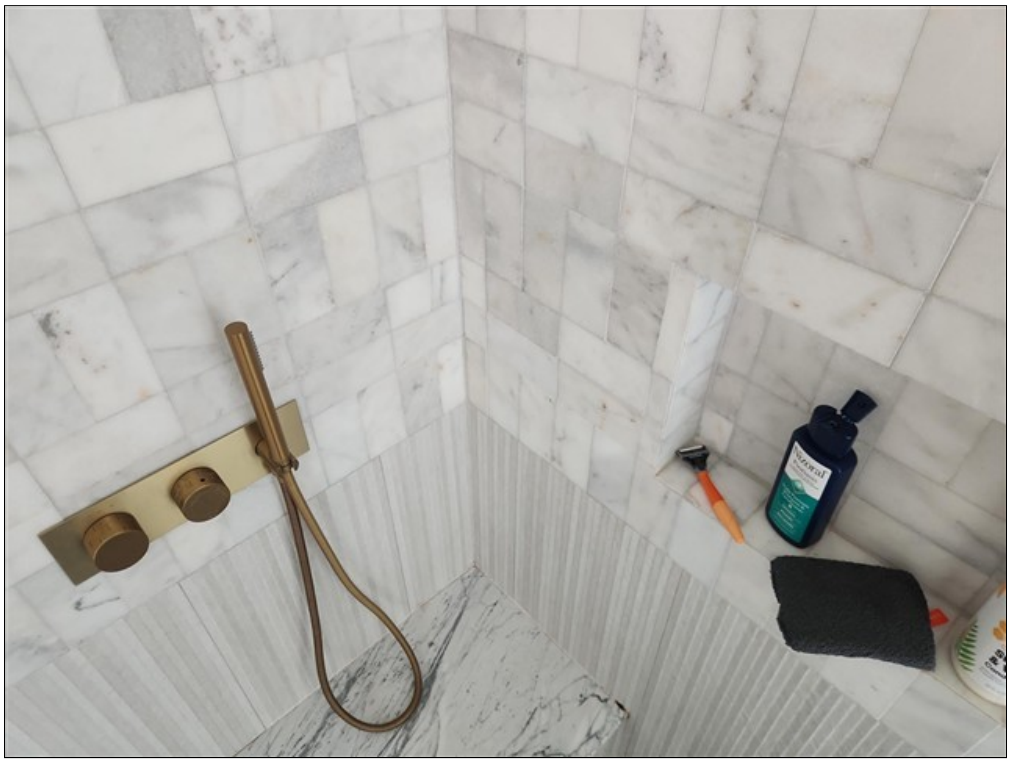
A. Water leak at glass panel of shower enclosure



A. Caulking improvements needed in shower enclosure

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

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



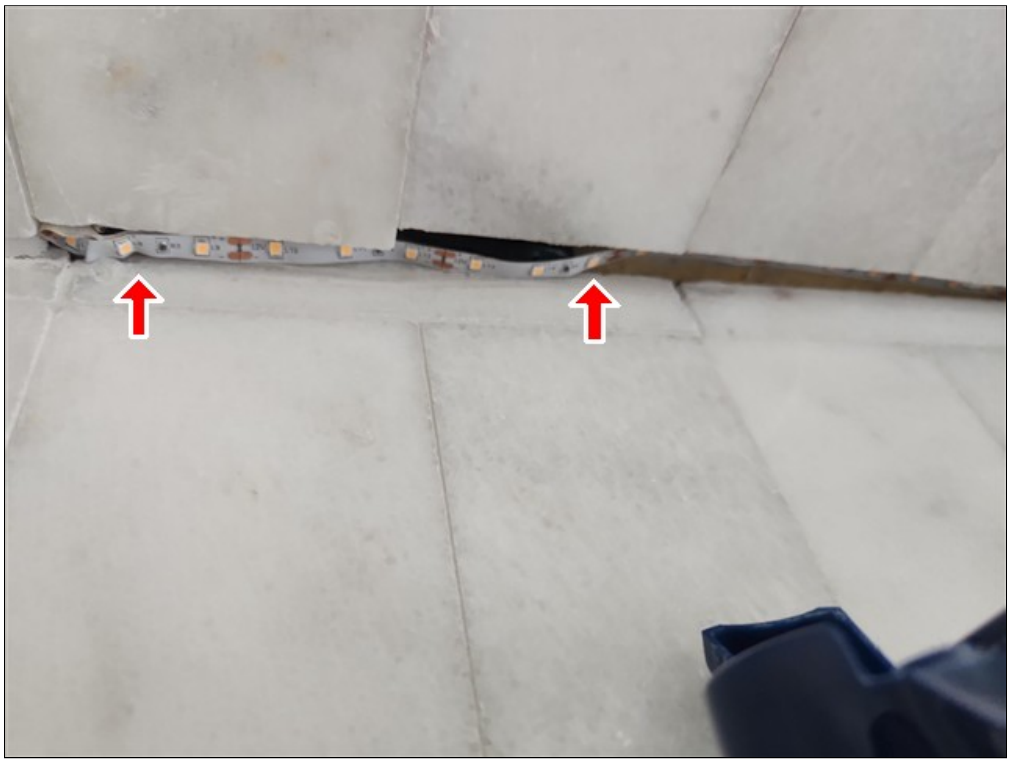
A.

A. Mildewed caulking at shower glass to floor transition

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

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

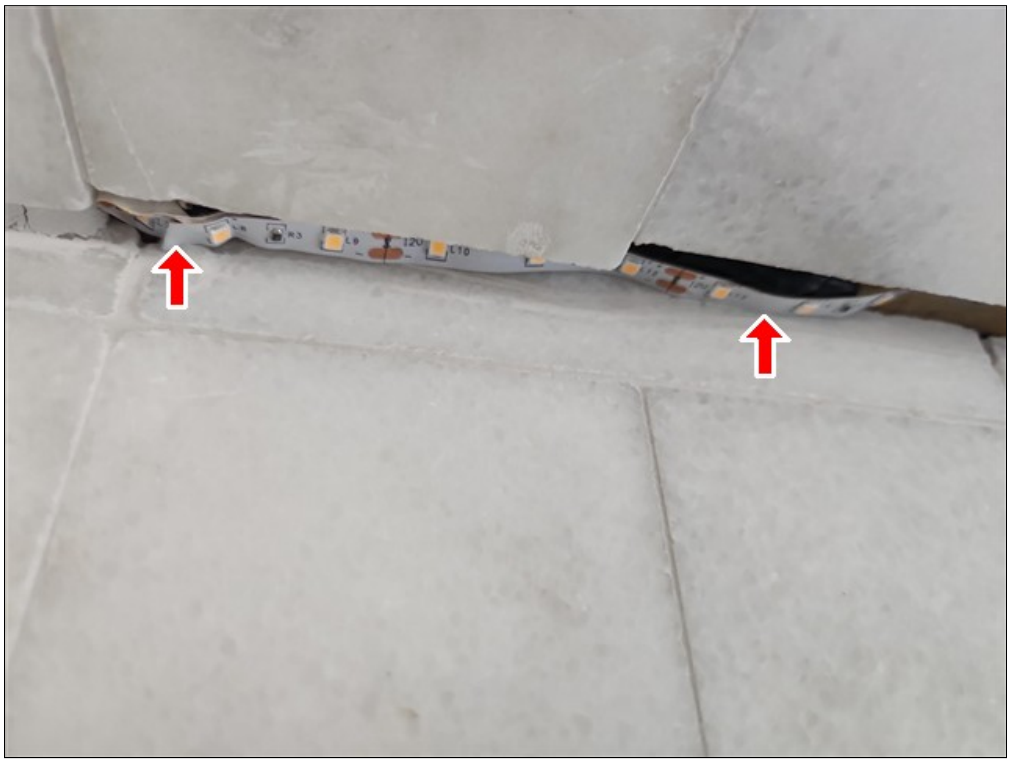
A. Leak at bottom of shower glass where caulking is filling 1 inch gap



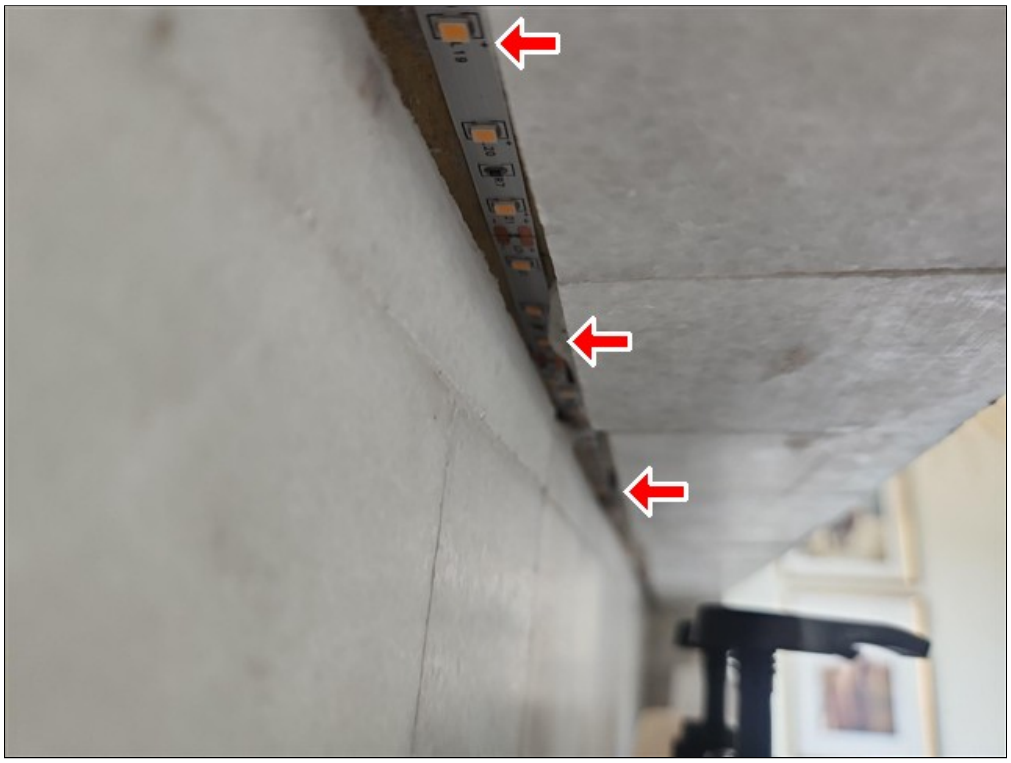
A.

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

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



A.



A.

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

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

A. Detached sink water valves

A. Slow drain at sink

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

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

A. Corrosion observed at sink faucet

A. Corrosion observed at sink faucet and water valve handles

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

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

A. Undermount sink missing braces/clips

A. Caulking improvements needed at undermount sink to countertop transitions

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

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

A. Gap between shower enclosure glass and floor approximately 1 inch - too large to be filled with caulking

A.

(3) *POWDER ROOM* No visible leaks were observed. Conditions requiring repair were observed.

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

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

- The toilet was observed to be loose at the floor. The toilet should be removed and reset. The toilet and flange should be inspected for damage. When a toilet leaks at the floor is is possible for the leak to go between the foundation and the flooring cover and cause damage that is not visible to the inspector at the time of inspection. Further repairs may be possible.

A. Toilet loose at floor

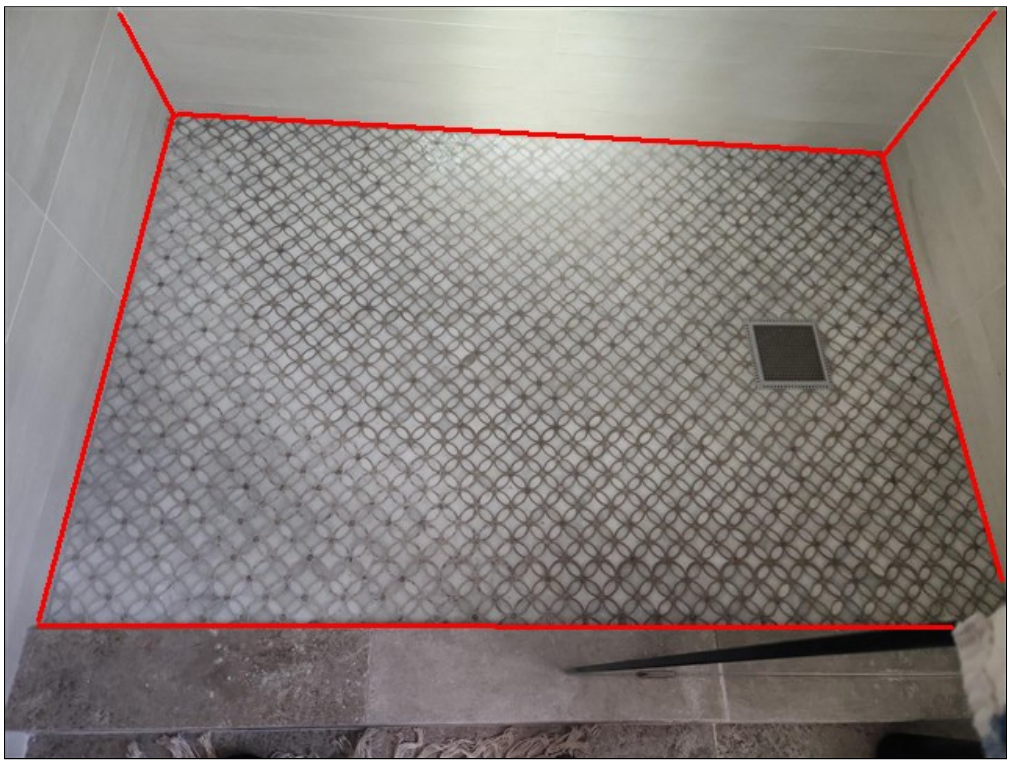
(4) *SECOND LEVEL RIGHT GUEST BATHROOM* No visible leaks were observed. Conditions requiring repair were observed.

- No clips/braces were observed to be installed to secure the undermount sink to the underside of the countertop. Adhesives should never be solely relied upon, particularly in high humidity areas.
- Caulking improvements are needed in the shower enclosure and at the base of the bathtub water valve cover plate (Escutcheon).
- Caulking improvements are needed at the transition between the countertop and undermount sink. This is not only a potential place for water to leak beneath the sink but also considered a fouling area, where bacteria can accumulate over time.

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

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

A. No clips/braces installed to secure undermount style sink to underside of countertop

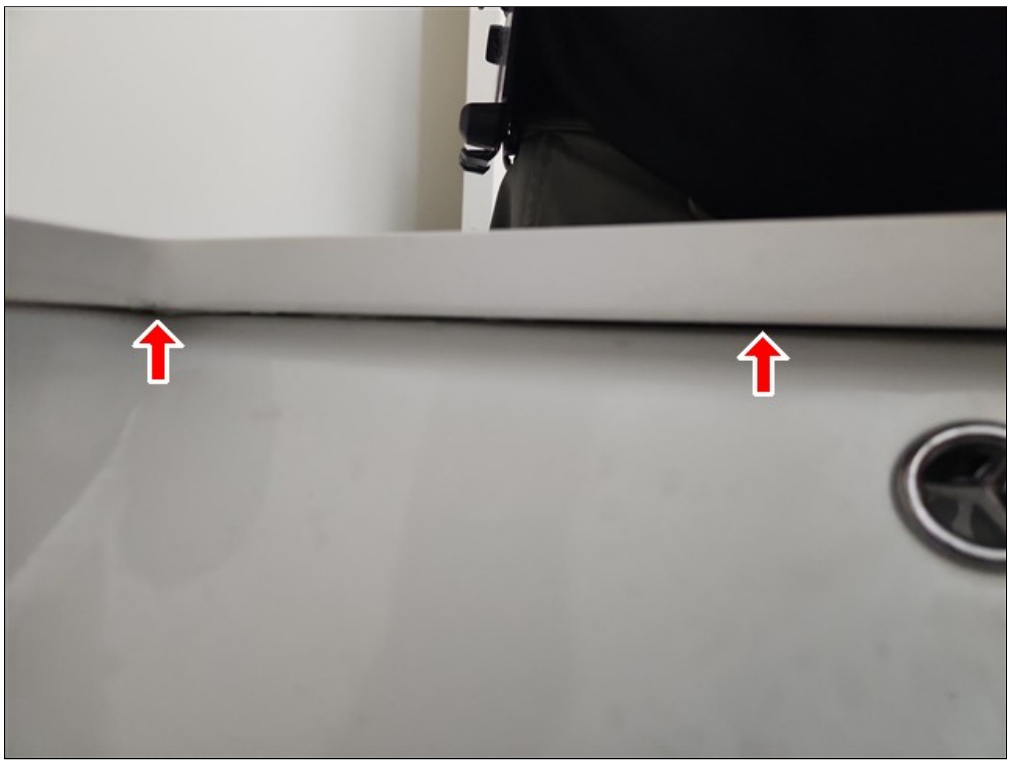


A. Caulking improvements needed in shower enclosure

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

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

A. Caulking improvements needed around base of the bathtub water valve cover plate



A. Caulking improvements needed at undermount sink to countertop transition

(5) *SECOND LEVEL FRONT LEFT GUEST BATHROOM* No visible leaks were observed. The tub drain trap area was not accessible for inspection. Conditions requiring repair were observed.

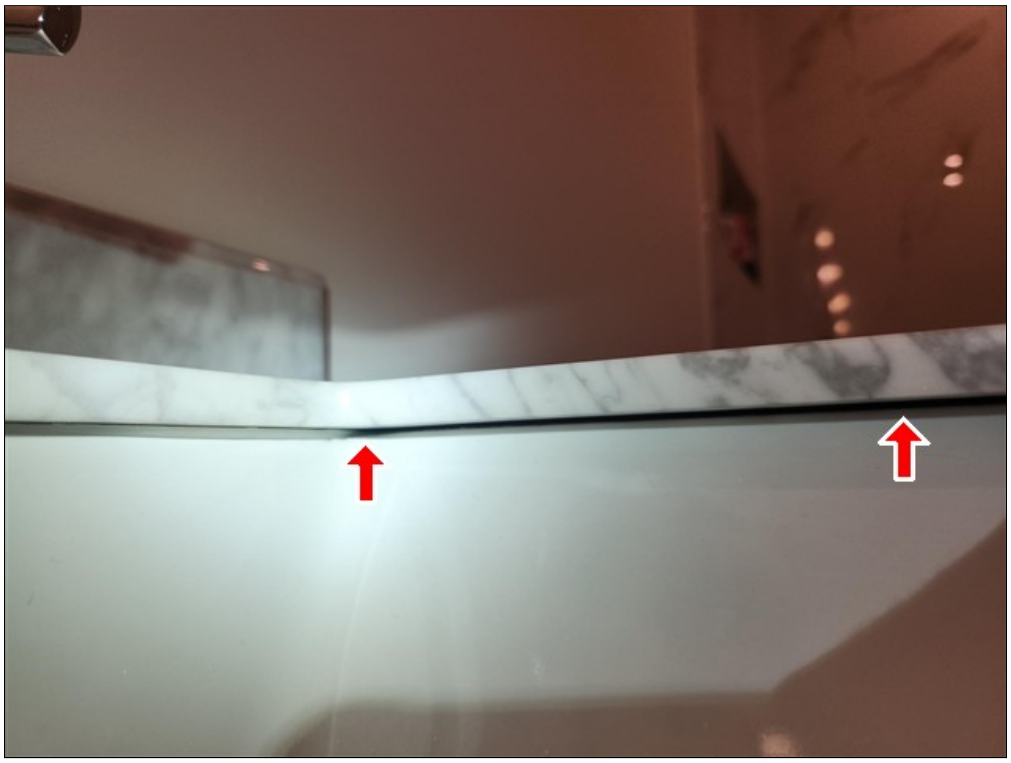
**I = Inspected NI = Not Inspected NP = Not Present D = Deficient**

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

- A gurgling sound was observed to be coming from the sink.
- Caulking improvements are needed at the transition between the countertop and undermount sink. This is not only a potential place for water to leak beneath the sink but also considered a fouling area, where bacteria can accumulate over time.
- The primary condensate drain line beneath the sink was observed to be pinched.
- Caulking improvements are needed around the bathtub water valve cover plate (Escutcheon) and the bathtub spigot.
- Caulking improvements are needed at the shower wall to tub transitions, shower walls and tub to floor transitions.

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

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



A. Caulking improvements needed at undermount sink to countertop transitions

A. The primary condensate drain line pinched and clogged

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

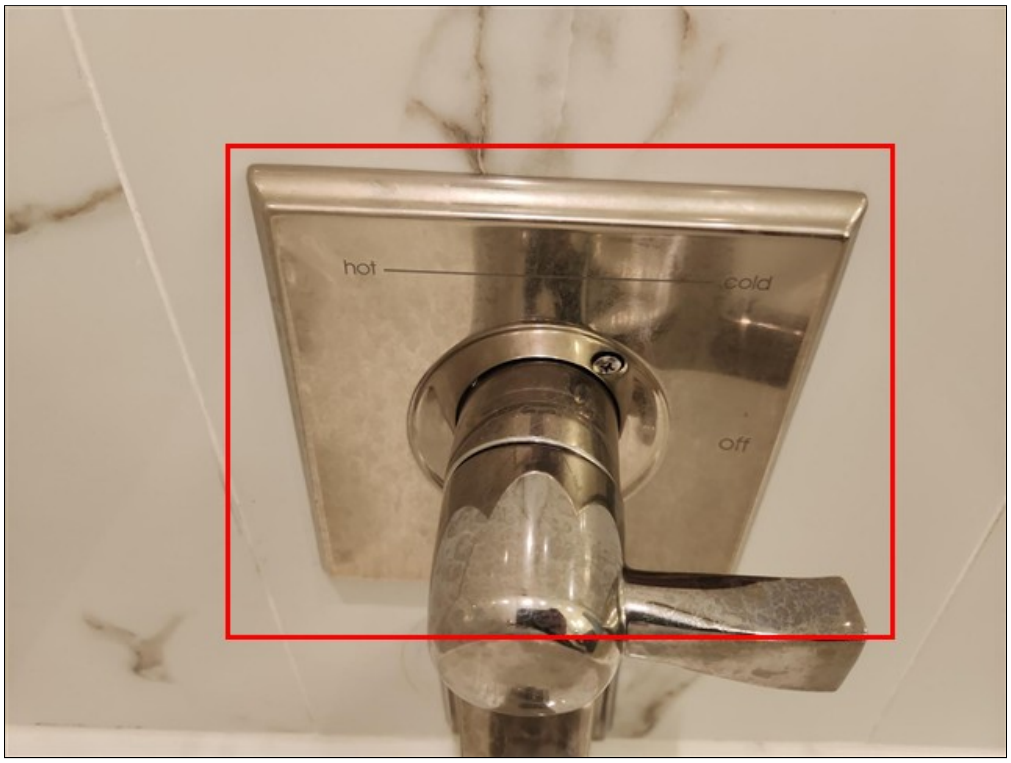
| I | NI | NP | D |
|---|---|---|---|

A.

A.

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

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

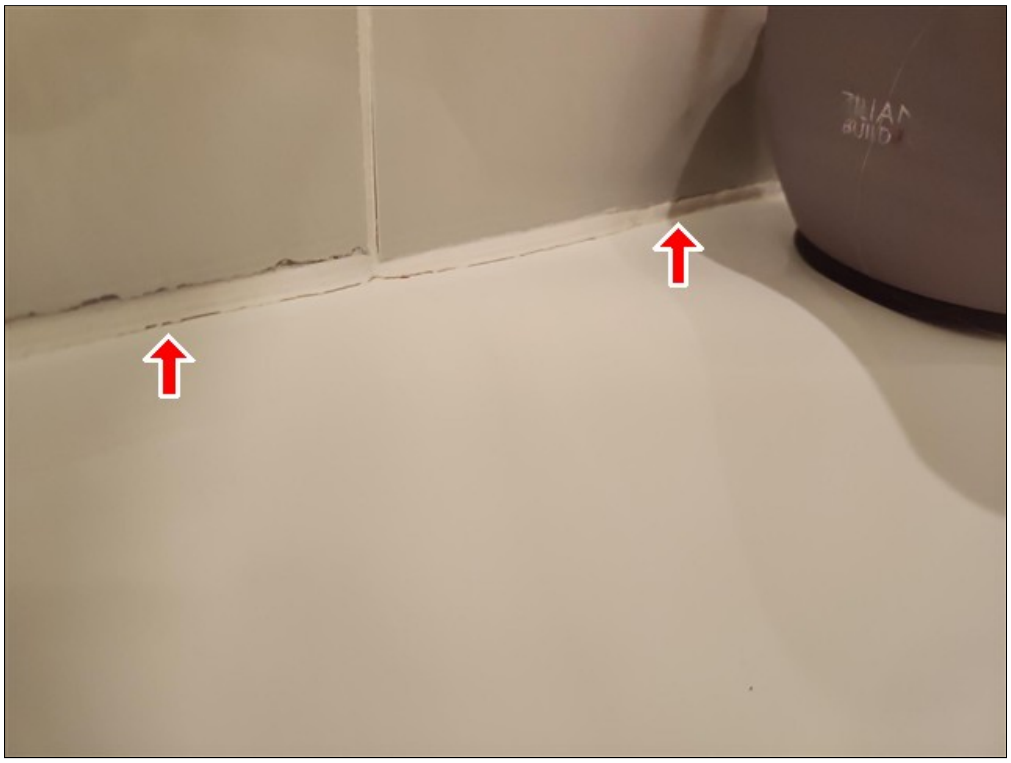



A. Caulking improvements needed around bathtub water valve cover plate


A. Caulking improvements needed around base of bathtub spigot

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

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



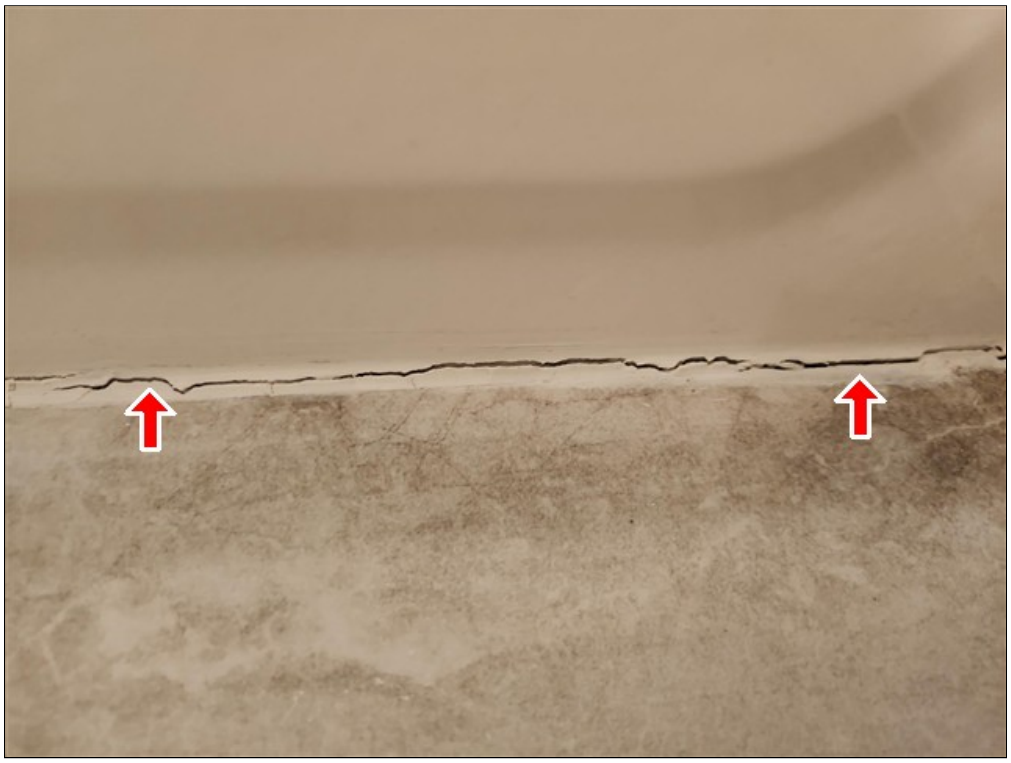
A. Caulking improvements needed at the shower wall to tub transitions

A. Caulking improvements needed at shower walls

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

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

A. Caulking improvements needed at the tub to floor transitions



A.

(6) *LAUNDRY ROOM* No visible leaks were observed.

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

| I | NI | NP | D | |
|---|---|---|---|---|
| ☑ | ☐ | ☐ | ☑ | **B. Drains, Waste, and Vents** |

**Plumbing Waste:** PVC

Comments:

- Only three plumbing vent jacks were observed on the roof surface. This is an unusually low number of plumbing vent jacks for a home of this size with this number of plumbing rooms. The builder should be consulted to verify a correct amount of plumbing vents are installed.

| I | NI | NP | D | |
|---|---|---|---|---|
| ☑ | ☐ | ☐ | ☐ | **C. Water Heating Equipment** |

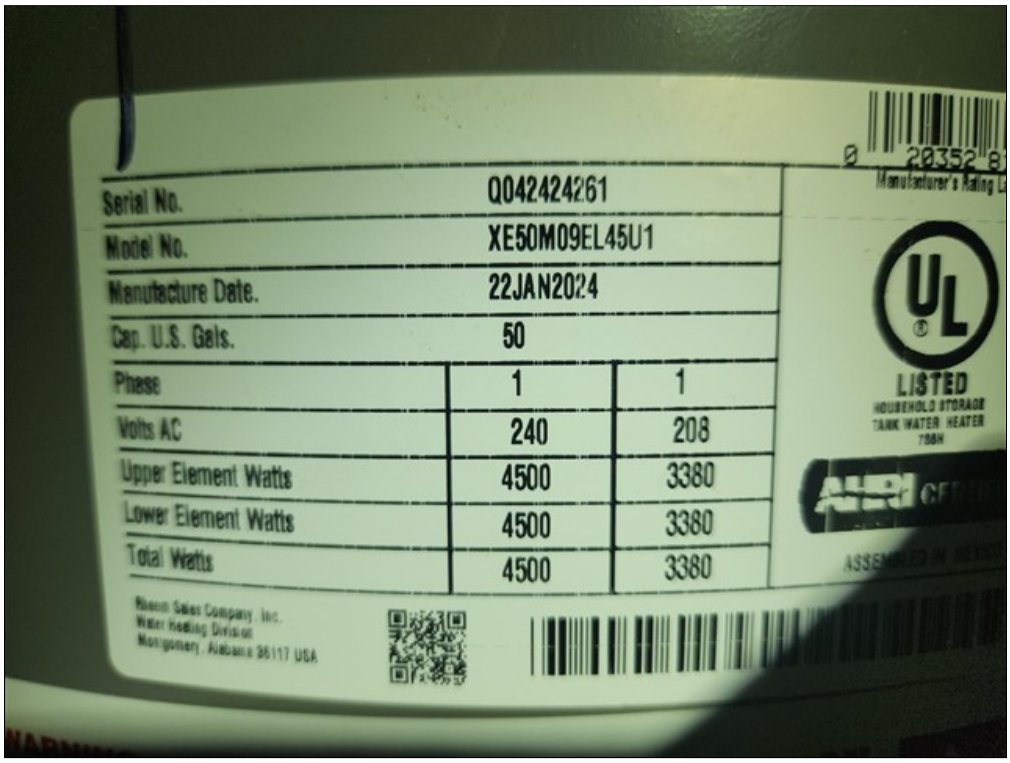
**Water Heater Manufacturer:** Rheem
**Capacity (Water Heater):** 50 Gallon
**Energy Sources:** Electric
**Number of water heaters:** one
**Water Heater Location:** Attic

Comments:

- View of water heater data plate:
- Although the water heater appeared to be functioning as intended, some items in need of repair were observed.
- The drain valve at the water heater extends over the edge of the safety pan. If the valve leaks, water damage to the home could occur.

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

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




C. Water heater data plate

C. Drain valve extends over safety pan

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

Comments:

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

| I | NI | NP | D | |
|---|---|---|---|---|
| ☑ | ☐ | ☐ | ☐ | **E. Other** |

**Gas Distribution Material:** Steel Galvanized

Comments:

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

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

## V. APPLIANCES

☑ ☐ ☐ ☑ **A. Dishwashers**

**Dishwasher Brand:** See Information Below

Extra Info:: Forno

Comments:

(1)

- Photo of dishwasher nomenclature:

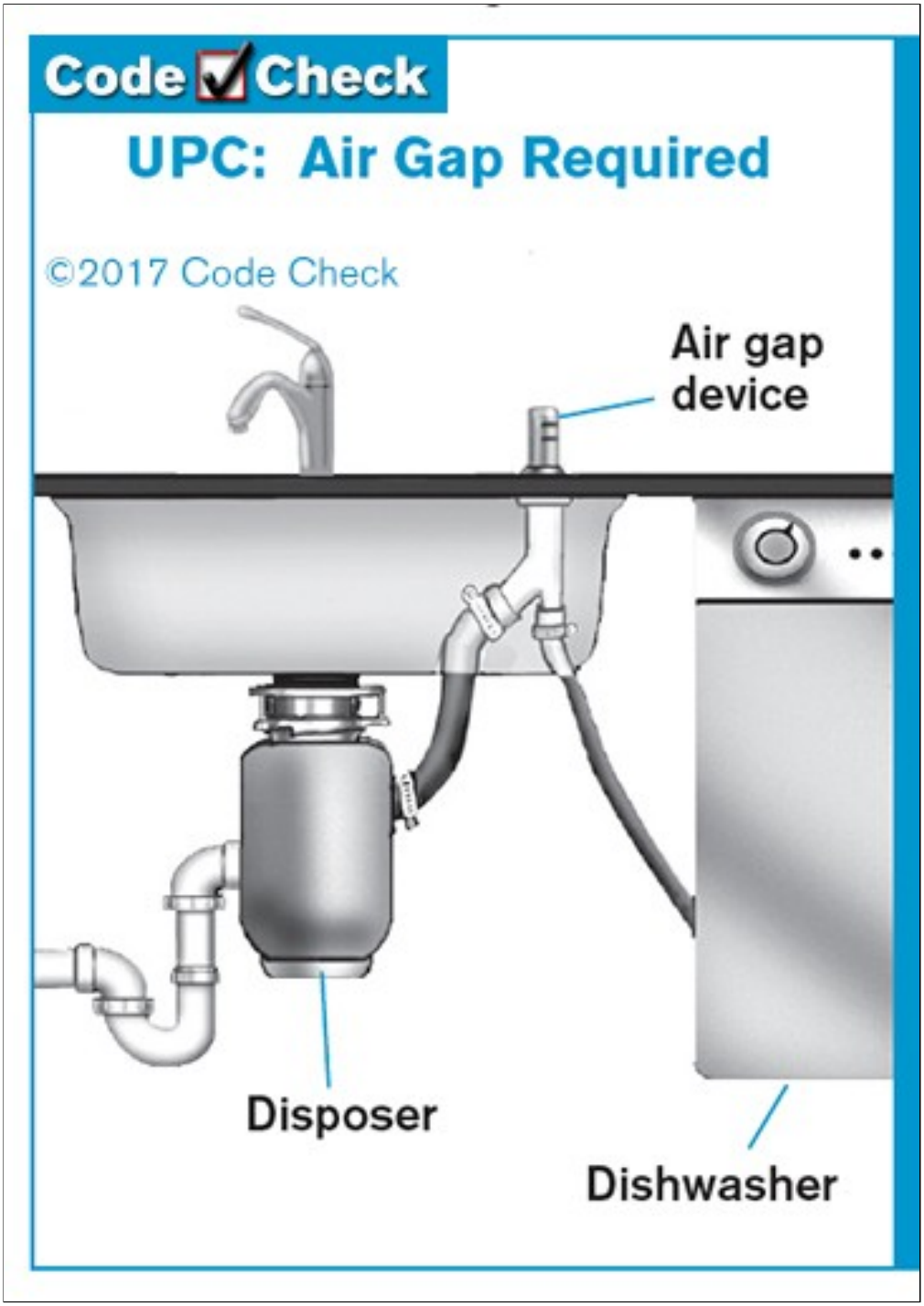

A. Dishwasher data plate

(2)

- The dishwasher was observed to not be equipped with an air gap valve or high loop. Air gap valves/high loops prevent contaminated water from the sink from passing down the drain line and into the dishwasher.

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

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




A. Dishwasher Air Gap

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

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


A. Dishwasher High Loop

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

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

A. Dishwasher missing high loop

☑ ☐ ☐ ☐ **B. Food Waste Disposers**

**Disposer Brand:** Moen

Comments:

(1)

- Photo of disposal nomenclature:

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

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


B. Disposal data plate

(2)

- The food waste disposal appeared to be installed and functioning as intended.

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

**Exhaust/Range hood:** Vented

**Range hood is vented:** to the exterior of the home

Comments:

(1)

- Photo of exhaust system nomenclature:

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

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


C. Range hood vent data plate

(2)

- The range hood appeared to be properly installed and functioning as intended.

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

**Range:** See Information Below

Extra Info: Forno

Comments:

(1)

- Photo of cooking appliances nomenclature:

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

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


D. Range information


D. Range information

(2)

- Although the range was operating as intended at the time of inspection, some repairs are needed.

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

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

- All of the burners serving the cooktop portion of the range have a very low flame on the highest gas setting .

D. Burners serving cooktop have low flame when on highest gas setting


D.

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

| I | NI | NP | D | |
|---|---|---|---|---|
| ☑ | ☐ | ☐ | ☐ | **E. Microwave Ovens** |

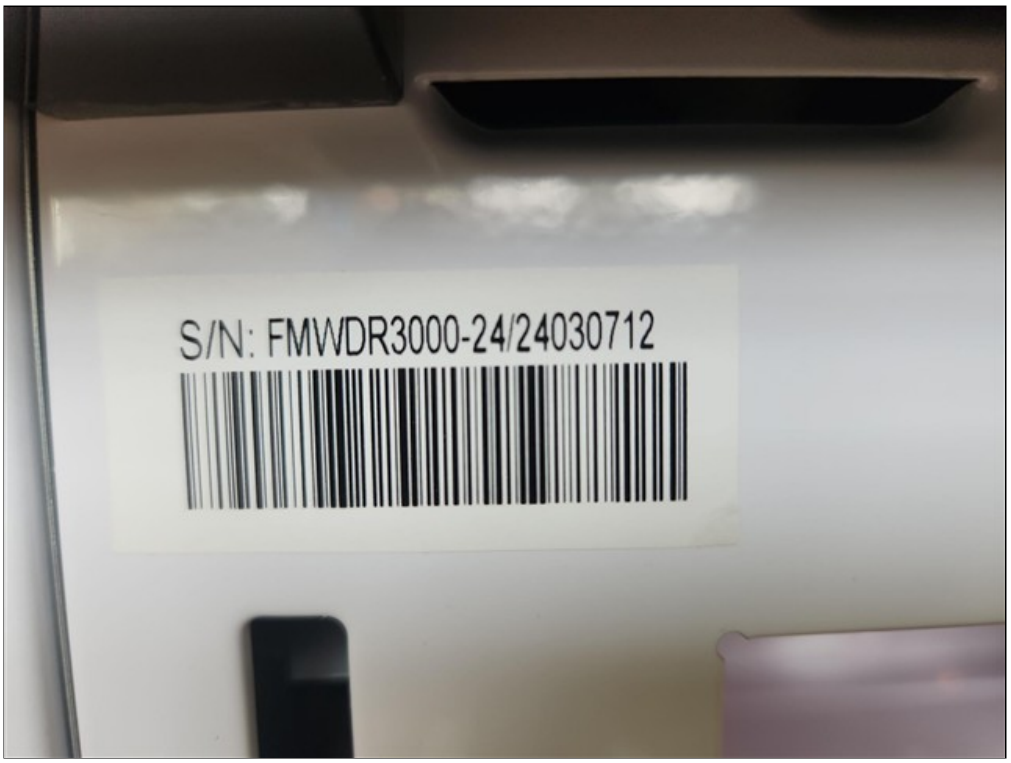
**Built in Microwave:** See Information Below

Extra Info: Forno

Comments:

(1)

- Photo of microwave nomenclature:




E. Microwave data plate

(2)

- The microwave oven appeared to be properly installed and functioning as intended.

| I | NI | NP | D | |
|---|---|---|---|---|
| ☑ | ☐ | ☐ | ☐ | **F. Mechanical Exhaust Vents and Bathroom Heaters** |

Comments:

| I | NI | NP | D | |
|---|---|---|---|---|
| ☑ | ☐ | ☐ | ☐ | **G. Garage Door Operator(s)** |

**Garage door operator brand:** Chamberlain

**Number of garage door openers:** two

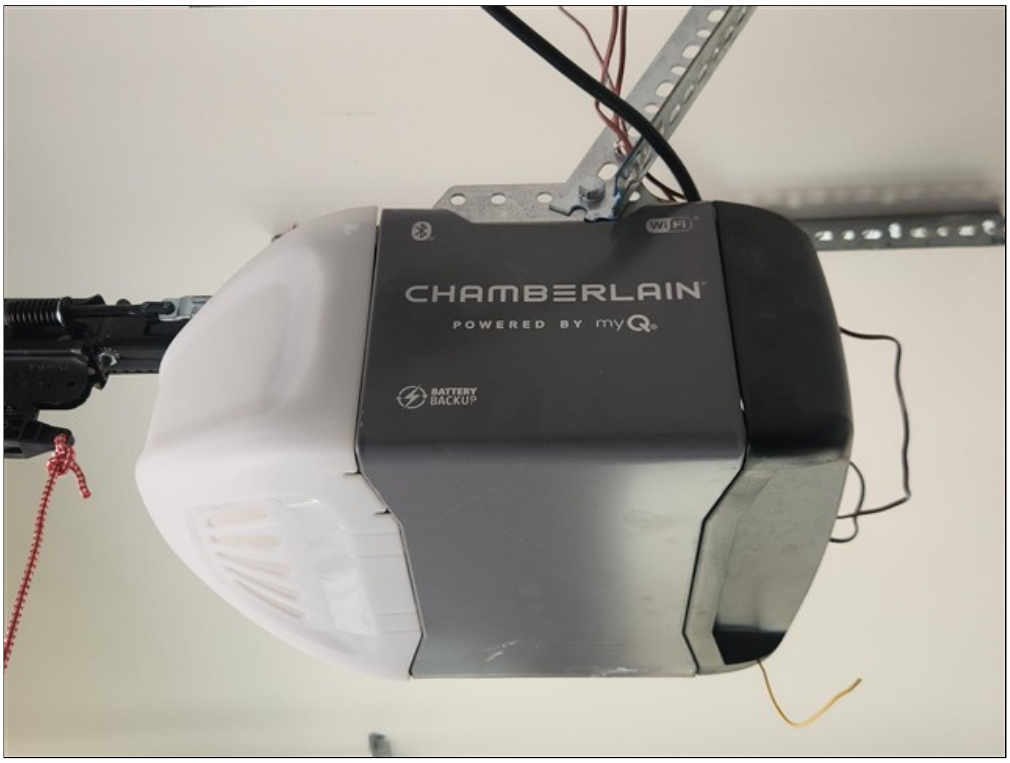
Comments:

(1)

- View of garage door operator data plate:

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

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




G. Left garage door operator information


G. Right garage door operator information

(2)

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

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

- The garage door opener(s) appeared to function properly. The doors reverse automatically when the sensor is activated and the door meets with resistance.

☑ ☐ ☐ ☐ **H. Dryer Exhaust Systems**

Comments:

☐ ☑ ☐ ☐ **I. Other**

Comments:

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

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

## VI. OPTIONAL SYSTEMS

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

Comments:

(1)

- Irrigation system vacuum breaker assembly should be secured to the side of the home.

A. System vacuum breaker

(2)

- The vacuum breaker was observed to be broken. This prevented the inspector from being able to test the system.

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

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

A. Vacuum breaker broken

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

Comments:

☐ ☐ ☑ ☐ **C. Outbuildings**

Comments:

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

Comments:

☐ ☑ ☐ ☐ **E. Private Sewage Disposal (Septic) System**

Comments:

- Home Data Inspection Services, PLLC does not inspect septic systems or any of the related components. Defective septic systems can be costly to repair. It our recommendation you consult with service professional with experience servicing the type system installed at the home we are inspecting.

☐ ☐ ☑ ☐ **F. Outdoor Cooking Equipment**

Comments:

☐ ☐ ☑ ☐ **G. Whole-House Vacuum Systems**

Comments:

☐ ☑ ☐ ☐ **H. Other**

Comments: