



INTEGRITY PROPERTY INSPECTIONS

9152013694

integrityspec@gmail.com

<https://www.integrityspec.com>



TEXAS PROPERTY INSPECTION TREC 7-6

10928 Cardigan Dr
El Paso, TX 79936



Inspector

Chad Middleton

TREC License #22955

9152013694

integrityspec@gmail.com

Inspector

Integrity Termite

9152013694

integrityspec@gmail.com



Agent

Ruben Guerrero

915-252-5098

rguerreroep@gmail.com



PROPERTY INSPECTION REPORT FORM

Raul Xicali <i>Name of Client</i>	11/04/2024 1:00 pm <i>Date of Inspection</i>
10928 Cardigan Dr, El Paso, TX 79936 <i>Address of Inspected Property</i>	
Chad Middleton, Integrity Termite <i>Name of Inspector</i>	TREC License #22955, null <i>TREC License #</i>
<i>Name of Sponsor (if applicable)</i>	<i>TREC License #</i>

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

Present At Inspection: Inspector, Termite Inspector

Occupancy Status: Occupied - Some areas and or systems were behind/under Furniture and/or stored items and or vegetation growth were blocking access to complete inspection. These areas were not inspected. You are strongly encouraged to have the home Re-Inspected once the owners move out and prior to closing so areas and or systems that were obstructed or found deficient can be inspected.

Weather: Cloudy, Under 60

Utilities: All Utilities Were On

Structure Type: Single Family Home



Previous Repairs:

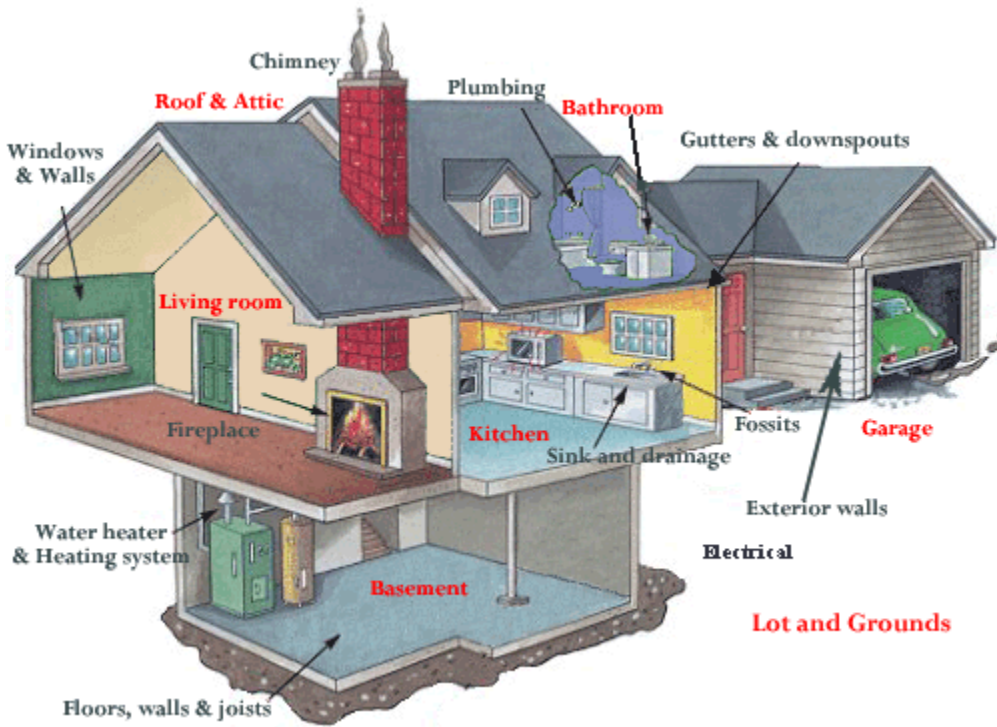
Signs of Previous Repairs or Freshly Painted in one or more areas of the home. It is beyond the scope of this inspection to determine if all repairs were conducted using normal building practices. Paint can hide more severe issues that can not be seen by the inspector. We strongly recommend further evaluation of the repaired area and reason for repair.

Various Locations



Mold / Mildew:

Mold/Mildew investigations are NOT included with this report; it is beyond the scope of this inspection at the present time. Any reference of water intrusion it is recommended that further investigation be obtained. All visible water damage will be reported in the appropriate location.



INTEGRITY INSPECTIONS

" I N S P E C T E D R I G H T "

Thank you for choosing Integrity Property Inspections to perform your home inspection. The goal of this inspection is to put you in a better position to make an informed real estate decision. This report is a general guide and provides you with some objective information to help you make your own evaluation of the overall condition of the home and is not intended to reflect the value of the property, or to make any representation as to the advisability of purchase. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. This inspection is not a guarantee or warranty of any kind. Due to issues / deficiencies found during any inspection, client is advised that this report should be considered to contain only a representative sample of deficiencies and does NOT list all possible issues or deficiencies.

I was not aware whether this house had ever flooded or suffered moisture damage that might have been covered under insurance. While there may not have been visible evidence of moisture damage, repairs may hide such evidence. Refer to the Seller's Disclosure. Also, a C.L.U.E.® Report (Comprehensive Loss Underwriting Exchange) may offer additional information. I recommend that you check with your Realtor® for more information.

Five areas of the report to focus on:

Electrical Service

Pay close attention to any deficiencies in the Service Entrance section of this report dealing with the Main and Sub Panels. Branch systems like outlets and GFCI devices are not as critical and are easy fixes. "Handy Man" or improper wiring is more of an issue. In any case all electrical issues should be repaired by qualified licensed electrician.

Roofing

Pay attention to any water intrusion into the home. Missing shingles or tiles. Improper roofing system and flashing that is missing or damaged. We get a lot of questions about Hail Damage. In some instances when it is obvious we will say damage consistent with Hail Strikes but we are not insurance adjusters and can not make that definitive opinion.

Foundation

Probably the most expensive repair but luckily not a very common problem. We recommend to look closely at any foundation observations or deficiencies and have them further evaluated. If the report says you need an engineer to look at the foundation I highly recommend you get an engineer.

HVAC - Heating and Cooling

If the cooling has deficiencies, I would definitely look into the deficiencies further. Most are minor and can be easily fixed but the last thing you want is the AC breaking in August. Swamp Coolers require maintenance but when operating properly they are very efficient. If they are leaking water onto the roof, we recommend they be repaired.

Plumbing

Not speaking of fixtures so much but major leaks and improper drainage. A leaky faucet or visible water leaks under a sink are easy fixes. Right now, talking about underground leaks that show themselves during the inspection or for water that backs up during testing. All water leaks should be fixed as soon as possible.

Digital Pictures in this report DO NOT represent all areas of the deficiency for a particular area. Please read the report and do not solely rely on the pictures when asking for or conducting repairs.

Orientation for interpreting the report: When looking at the structure from the main street.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

A. Foundations

Foundation Types: Slab on Grade

Performance Opinion ONE:

In my opinion, the foundation appeared to be providing adequate support for the structure at the time of this inspection. I did not observe any apparent evidence that would indicate the presence of adverse performance or significant deficiencies in the foundation.

Vantage Point to View Foundation: From Exterior Grade Level - Limited visual inspection

Comments:

Specific Limitation:

Note: Specific Limitations. The inspector is not required to:

(A) enter a crawl space or any area where headroom is less than 18 inches or the access opening is less than 24 inches wide and 18 inches high;

(B) provide an exhaustive list of indicators of possible adverse performance; or

(C) inspect retaining walls not related to foundation performance.

Foundation Specific

This inspection is one of first impression and the inspector was not provided with any historical information pertaining to the structural integrity of the inspected real property. This is a limited cursory and visual survey of the accessible general conditions and circumstances present at the time of this inspection. Opinions are based on general observations made without the use of specialized tools or procedures. Therefore, the opinions expressed are one of apparent conditions and not of absolute fact and are only good for the date and time of this inspection. The inspection of the foundation may show it to be providing adequate support for the structure or having movement typical to this region, at the time of the inspection. This does not guarantee the future life or failure of the foundation. The Inspector is not a structural engineer. This inspection is not an engineering report or evaluation and should not be considered one, either expressed or implied. If any cause of concern is noted on this report, or if you want further evaluation, you should consider an evaluation by an engineer of your choice. During this inspection it is impossible to see 100% of the foundation. Note that observed evidence of movement may be perceived differently by a Buyer or Inspector at the time of re-sell. You have the option of having this foundation further inspected by a licensed structural engineer. His report may serve as a baseline against future observations of movement. Otherwise, you are accepting this foundation on an "as is" basis and may find repairs necessary in the future.

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1: Settlement Cracks in Walls

[Observations](#) / [Maintenance](#) / [Repair Recommended](#)

Right Side of Structure

Evidence of settlement cracks in exterior and / or interior walls. We recommend these cracks be repaired and monitored for future movement.

Recommendation: Contact a qualified general contractor.



Right Side of Structure

B. Grading and Drainage

Comments:

The grounds in contact with the structure were inspected to determine if they were graded properly to allow rainwater to adequately drain away from the structure. The soil is recommended to slope away from the foundation with a 6 inch drop in elevation in the first 10 feet away from the structure (5% grade). When the 5% grade can not be achieved swales or drains should be used as needed to properly divert rainwater runoff. Any flat or low areas around the structure should be backfilled and sloped away from the foundation to prevent potential moisture infiltration into areas below grade (if applicable). No significant grading deficiencies were observed at the time of inspection unless otherwise noted below.

Specific Limitation:

Note: Specific Limitations. The inspector is not required to:

- (A) inspect flatwork or detention/retention ponds (except as related to slope and drainage);
- (B) determine area hydrology or the presence of underground water; or
- (C) determine the efficiency or performance of underground or surface drainage systems.

During heavy rains, the accumulation of water on this lot may be unavoidable. An evaluation of soil stability is beyond the scope of this inspection. Client is advised to keep soil levels 6"-8" from top of slab and graded away to promote positive drainage and prevent water from ponding around the foundation. High soil is a conducive condition to wood destroying insects.

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1: Flower Gardens next to Home

[Observations](#) / [Maintenance](#) / [Repair Recommended](#)

Front of Structure

Flower gardens next to home do not allow for proper drainage of water away from the home - Recommend monitor to determine if drainage would be required. Limiting water distribution in these areas is suggested

Recommendation: Contact a qualified landscaping contractor



Front of Structure

2: Gutters / Downspouts - Too close to home

[Observations](#) / [Maintenance](#) / [Repair Recommended](#)

Front of Structure

Gutters were draining too close to the structure - Recommend extensions to insure water does not stand next to home.

Recommendation: Contact a qualified gutter contractor



Front of Structure

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C. Roof Covering Materials

Viewed From: Ground, Roof

Types of Roof Covering: Asphalt Shingles, Metal

Comments:

All safely accessible areas of the roof were inspected to include roof coverings, parapet walls, roof penetrations etc. No reportable deficiencies were visibly present at the time of inspection unless otherwise noted below.



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I	NI	NP	D
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Specific Limitation:

Note: Specific Limitations. The inspector is not required to:

(A) determine the remaining life expectancy of the roof covering;

(B) inspect the roof from the roof level if, in the inspector's reasonable judgment, the inspector cannot safely reach or stay on the roof or significant damage to the roof covering materials may result from walking on the roof;

(C) determine the number of layers of roof covering material;

(D) identify latent hail damage;

(E) exhaustively examine all fasteners and adhesion, or

(F) provide an exhaustive list of locations of deficiencies and water penetrations.

Roof materials have a limited service life and may require spot repairs should leaks develop prior to replacement. Roof maintenance is an ongoing process and includes keeping the roof free of tree debris, replacing any loose, damaged, or missing shingles, and sealing any gaps at flashing materials. This report neither addresses future roof leaks nor does it certify the roof to be leak-free. A roofing specialist should be consulted about any concerns over roof covering life expectancy or the potential for future problems. Please note: Homeowners insurance companies use different standards and criteria for determining whether they will issue an insurance policy. These standards differ from each insurance company, as each has their own standards. Please be advised that this report does not certify nor guarantee that an insurance company will accept or reject an insurance policy based on the condition of this roof. This roof is not inspected for Insurability or Life Expectancy, and is inspected for function ONLY. As the purchaser, you may wish to have your insurance carrier inspect for insurance coverage.

The roofing inspection is a visual attempt to find major defects present at the time of inspection. If you have any concerns about the roof covering life expectancy, insurability or the potential for future problems, a roofing specialist should be consulted.

Integrity Inspections does not determine HAIL DAMAGE. We only report damage. Hail Damage is determined by Insurance Companies who have different criteria. If we note damage to your roof in any way you are strongly encouraged to have a Professional Roofing Company further evaluate it.

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1: Asphalt Shingles - Granular Loss

[Observations](#) / [Maintenance](#) / [Repair Recommended](#)

Various Locations

Granular loss in one or more areas - Over time shingles will have granular loss and this is a typical finding - Shingles with granular loss are performing - Recommend consult with roofing company to discuss if repairs are necessary.

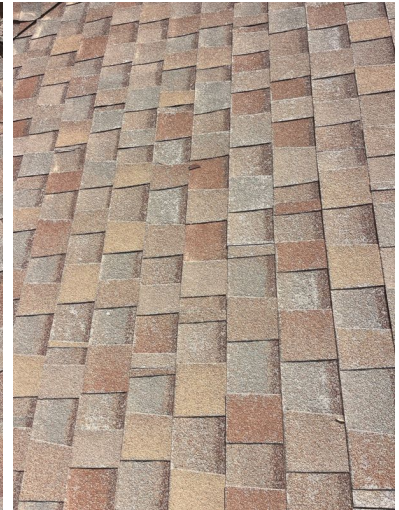
Recommendation: Contact a qualified professional.



Rear of Structure



Right Side of Structure



Front of Structure

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I NI NP D

2: Asphalt Shingles - Significant Granular Loss

🚩 In Need of Repair

Rear of Structure

Significant granular loss in one or more areas - Inspector is unable to determine cause for this condition. We recommend the roof be further evaluated.

Recommendation: Contact a qualified roofing professional.



Rear of Structure

3: Asphalt Shingles - Torn / Damaged

🚩 In Need of Repair

Front of Structure

Torn, damaged, perforated shingles with granular loss - In need of repair

Recommendation: Contact a qualified roofing professional.



Front of Structure

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4: Asphalt Shingles - Trees Hitting Roof

[Observations](#) / [Maintenance](#) / [Repair Recommended](#)

Right Side of Structure

Tree branches are too close to the roof structure - Recommend at least one foot of clearance.

Recommendation: Contact a qualified landscaping contractor



Right Side of Structure

5: Asphalt Shingles - Raised

[Observations](#) / [Maintenance](#) / [Repair Recommended](#)

Rear of Structure

Shingles are not laying flat and or not secured to each other properly. Recommend maintenance to ensure shingles are properly attached.

Recommendation: Contact a qualified professional.



Rear of Structure

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I NI NP D

6: Fascia / Soffits - Paint Deterioration

 Observations / Maintenance / Repair Recommended

Rear of Structure

Fascia / Soffit Trim boards - Minor paint deterioration and cracking - Recommend Repair

Recommendation: Contact a qualified painting contractor.



Rear of Structure

7: Fascia / Soffits - Damaged

 In Need of Repair

Left Side of Structure Rear of Structure

Fascia / Soffit Trim boards are damaged - Recommend repair.

Recommendation: Contact a qualified roofing professional.



Left Side of Structure



Left Side of Structure



Rear of Structure

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D=Deficient

I	NI	NP	D
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8: Fascia / Soffits - Voids

[Observations](#) / [Maintenance](#) / [Repair Recommended](#)

Flashing where it intersects with exterior wall and / or fascia boards has voids - Recommend sealing.

Recommendation: Contact a qualified roofing professional.



Front of Structure

9: Roof Penetrations - sealant

[Observations](#) / [Maintenance](#) / [Repair Recommended](#)

Various Locations

Exposed sealant missing and / or cracks are present at one or more roof penetrations and / or at intersections with exterior walls - Recommend adding sealant and resealing of all cracks.

Recommendation: Contact a qualified professional.



Front of Structure



Rear of Structure



Right Side of Structure

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D=Deficient

I	NI	NP	D
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10: Metal - Damaged

🔴 In Need of Repair

Rear of Structure

One or more roofing panels is damaged and Or missing and in need of repair.

Recommendation: Contact a qualified roofing professional.



Rear of Structure

D. Roof Structures and Attics

Attic Viewed From: Attic Scuttle Blocked or Sealed -

Due to the dangers of walking in attics, if the attic was accessed during this inspection the attic was only inspected from safe walkways. Inspectors do not walk rafters or truss systems. Due to this the attic inspection is limited in scope. If no attic access was noted the attic and all systems in the attic were not inspected.



Attic Accessibility - Scuttle Location: Closet

Type of Insulation - Attic: Unknown

Attic Insulation Depth: Unknown

Attic Insulation Vertical Depth: Unknown

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D=Deficient

I NI NP D

Comments:

Specific Limitation:

Note: Specific Limitations. The inspector is not required to:

(A) enter attics or unfinished spaces where openings are less than 22 inches by 30 inches or headroom is less than 30 inches;

(B) operate powered ventilators; or

(C) provide an exhaustive list of locations of deficiencies and water penetrations.

The inspector cannot enter an attic with less than 5' (feet) of vertical clearance, or where he reasonably determines that conditions or materials may be unsafe. Insulation covering structural, mechanical, or electrical components may preclude inspection of these items. The inspector will report his/her attic inspection point.

Insulation improvements may be cost effective depending on the anticipated term of ownership. For your information the Department of Energy currently recommends an insulation value of R-30 to R-60 for the attic area. The R-Value is determined by the depth of the insulation, type of insulation used (bats, rolls, loose-fill, etc.) and the material the insulation is made of (fiberglass, rock wool, cellulose, etc.)

Inspectors do not walk in attics without safe and accessible walking platforms. Inspectors do not walk over trusses and or structural beams. Attics viewed from the scuttle or edge of walkways - Inspector was unable to view all areas.

E. Walls (Interior and Exterior)

Exterior Wall Cladding: Brick, Wood / Synthetic Siding -

Exterior walls were inspected for significant damage, proper flashing / caulking, bulging or other defects. All deficiencies will be reported below if noted.

Informational:

Cosmetic issues are not a part of this inspection unless they effect the performance. In some instances the inspector will report cosmetic issues if he/she believes it could be confused with a foundation or structural issue.

Visible portions of the interior walls and floor were inspected. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.

Comments:

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D=Deficient

I NI NP D

1: Interior Walls - Mechanical Damage

[Observations / Maintenance / Repair Recommended](#)

Laundry Room B

One or more areas of the home have mechanical damage to the walls. Recommend repair of all damaged areas, at this point mostly a cosmetic issue.

Recommendation: Contact a qualified handyman.



Laundry Room B

2: Interior Walls - Water Stains Negative

[Observations / Maintenance / Repair Recommended](#)

Laundry Room B

Water stains on walls and minor water damage. Area checked for moisture with negative results. Inspector unable to determine past water source at time of inspection. Recommend further evaluation.

Recommendation: Recommend monitoring.



Laundry Room B

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

3: Interior Walls - Sheetrock Missing

Observations / Maintenance / Repair Recommended

Various Locations

Sheet rock / drywall missing or damaged in one or more areas.

Recommendation: Contact a qualified handyman.



Water Heater Closet B



Living Room



Storage Room

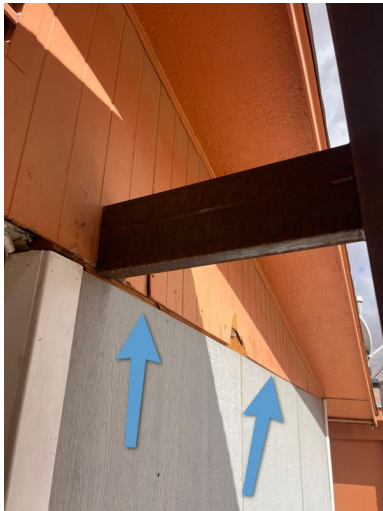
4: Exterior Walls - Penetrations Voids and Gaps

Observations / Maintenance / Repair Recommended

Rear of Structure Rear of Structure

Voids or Gaps at wall penetrations or other areas. Recommend they be sealed to prevent water intrusion. Home owner should check these areas periodically and reseal when necessary.

Recommendation: Contact a qualified handyman.



Rear of Structure



Rear of Structure

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D=Deficient

I NI NP D

5: Exterior Walls - Clearance

[Observations / Maintenance / Repair Recommended](#)

Various Locations

Inadequate clearance between siding and grade (The Ground). Siding has less than 2" clearance to concrete and / or grade. New home construction is required to have 4 to 8 inches of clearance. For older homes this is an as-built condition and remediation is not required. Recommend monitoring periodically to determine if standing water is affecting the siding.

Recommendation: Recommend monitoring.



Right Side of Structure



Rear of Structure



Left Side of Structure

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I NI NP D

6: Exterior Walls - Brick - Mortar Deteriorated

🔴 In Need of Repair

Front of Structure

Brick Mortar has deteriorated with cracks present in bricks in some areas. This is a typical finding for a home of this age. Recommend all cracks and missing mortar be repaired to prevent water intrusion.

Recommendation: Contact a qualified general contractor.



Front of Structure

7: Exterior Walls - Brick - Expansion Joints

🔵 Observations / Maintenance / Repair Recommended

Left Side of Structure

Brick expansion joints sealant has deteriorated at one or more locations. Recommend sealing with flexible sealant.

Recommendation: Contact a qualified handyman.



Left Side of Structure

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I NI NP D

8: Wood Trim - Damaged

🔴 In Need of Repair

Front of Structure Rear of Structure

Wood Trim / Wood Siding is damaged - In need of repair.

Recommendation: Contact a qualified general contractor.



Front of Structure



Rear of Structure

9: Exterior Walls - Stone / Brick Veneer

🔧 Observations / Maintenance / Repair Recommended

Front of Structure

Stone / Brick Veneer is damaged / missing. In need of repair.

Recommendation: Contact a qualified professional.



Front of Structure

F. Ceilings and Floors

I=Inspected

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NP=Not Present

D=Deficient

I	NI	NP	D
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Comments:

Cosmetic issues are not a part of this inspection unless they effect the performance. In some instances the inspector will report cosmetic issues if he/she believes it could be confused with a foundation or structural issue. The ceiling area(s) were inspected for indications of leaks, settlement cracks, and/or other deficiencies. No reportable conditions were visibly present at the time of inspection unless otherwise noted below.

Floors - Limitations:

Flooring has been installed - Tile, Wood or Carpet. Inspector unable to view sub-flooring.

1: Ceiling - Minor Cracking

[🔧 Observations / Maintenance / Repair Recommended](#)

Minor cracking in ceiling (Sheetrock). A typical finding and not believed to be foundation related and is a cosmetic issue. Recommend patch and paint the area.

Recommendation: Contact a qualified handyman.



Unit B - Master Bedroom



Unit A Spare Bathroom

I=Inspected

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I NI NP D

2: Ceiling - Minor Damage

[🔧 Observations / Maintenance / Repair Recommended](#)

Minor damage or deterioration to the ceiling was visible at the time of the inspection.

Recommendation: Contact a qualified drywall contractor.



Storage Room

3: Flooring - Minor Damage

[🔧 Observations / Maintenance / Repair Recommended](#)

Various Locations

Floor Tiles / Wood / Linoleum cracks were observed - Floors are performing and these appear minor in nature.

Recommendation: Contact a qualified professional.



Living Room



Unit A Spare Bedroom Front



Unit A Master Bathroom

G. Doors (Interior and Exterior)

I=Inspected

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NP=Not Present

D=Deficient

I	NI	NP	D
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Comments:

Interior and Exterior Doors - were operated and inspected for secure attachment, binding, missing hardware and damage.

Garage Fire Doors - Without a fire rated sticker on the door we are unable to verify that doors leading into the residence from the garage are fire rated. Most Solid Wood Doors 1-3/8" thick and Steel Doors are Fire Rated.

Garage Doors - Tested for proper operation and presence of damage.

Better weather-stripping always improves energy efficiency. We did not specifically check the door locks for function, but recommend as a best security practice changing the locks after closing. Entries not protected with a roof often leak at the trim joints and threshold surrounding the doorway during certain weather conditions. Check these joints regularly and caulk and seal as necessary. Chronic leaks can cause wood decay at the trim above the door and the bandboard / joists below the threshold. Concrete patio slabs can also move because of frost action, creating a gap at the door threshold and possible wood decay. Monitor and seal as needed. Adding storm doors may help, but an extended roof always provides the best protection against the elements.

Specific Limitation:

Note: Specific Limitations. The inspector is not required to:

(A) report the condition of awnings, blinds, shutters, security devices, or other non-structural systems;

(B) determine the cosmetic condition of paints, stains, or other surface coatings; or; (C) operate a lock if the key is not available,

(D) provide an exhaustive list of locations of deficiencies and water penetrations.

The inspector cannot determine the condition of wood or structural components hidden within wall cavities.

No opinion as to the condition of the wood, structural members, vapor barriers, insulation, or other components in hidden areas is implied or intended by this report.

We do NOT inspect for Safety Glass or Storm Doors.

1: Interior Doors - Damaged

[🔧 Observations / Maintenance / Repair Recommended](#)

One or more doors are damaged and in need of repair.

Recommendation: Contact a qualified professional.



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NP=Not Present

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I NI NP D

2: Interior Doors - Does not latch

[Observations / Maintenance / Repair Recommended](#)

Various Locations

Door does not latch.

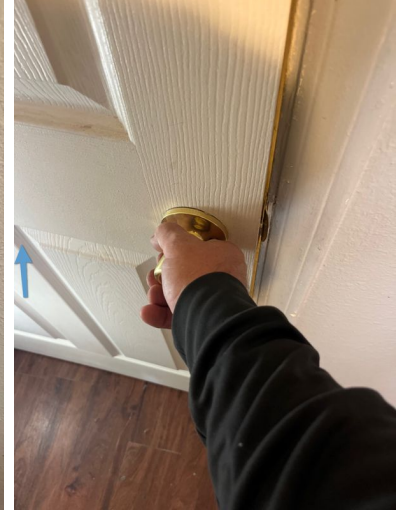
Recommendation: Contact a qualified handyman.



Water Heater Closet B



Unit A Hallway



Unit A Spare Bedroom Front

3: Interior Doors - Will not operate properly

[Observations / Maintenance / Repair Recommended](#)

One or more doors do not operate properly. Hard to open, close, or hits framing.

Recommendation: Contact a qualified handyman.



Unit B - Master Bedroom

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

4: Interior Sliding Doors - Closets

[🔧 Observations / Maintenance / Repair Recommended](#)

One or more closet doors do not operate properly and / or are missing hardware.

Recommendation: Contact a qualified handyman.



Unit B - Master Bedroom



Unit A Spare Bedroom Front

5: Exterior Doors - Sealant Around Doors Cracking

[🔧 Observations / Maintenance / Repair Recommended](#)

Left Side of Structure

Typical cracking in grout / caulking around doors and framing. Recommend sealing.

Recommendation: Contact a qualified handyman.



Left Side of Structure

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

6: Exterior Doors - Weathered

 Observations / Maintenance / Repair Recommended

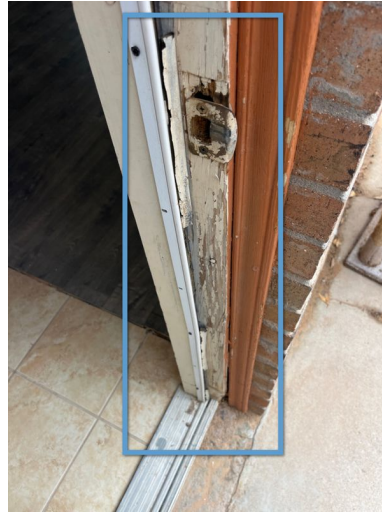
Left Side of Structure Rear of Structure

Wood Door Framing and Trim - Paint was noted to be weathered and peeling on wood trim in various areas. Sealing or repainting is recommended to insure a longer life of the trim materials

Recommendation: Contact a qualified handyman.



Left Side of Structure



Rear of Structure

7: Exterior Doors - Damaged

 In Need of Repair

Rear of Structure Front Door

One or more exterior doors are damaged, do not function properly, and are in need of repair.

Recommendation: Contact a qualified general contractor.



Rear of Structure



Front Door

H. Windows

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Comments:

Checked for deficiencies related to structural performance and operation. Notes: Signs of lost seals in the thermal pane windows may appear and disappear as temperature/humidity changes. Some windows with lost seals may not be evident at the time of the inspection. Windows only checked for obvious fogging. Not all windows were operated / accessible in furnished homes. The exterior of the windows sills might not have been visible, and the wood areas were not probed. Basement windows are not tested. Review the exterior of all the windows periodically and ensure they are well sealed/caulked at the exterior. An exhaustive review of the window caulking was not done as part of this inspection. Interior wall damage around windows or water damaged to the windows is many times not visible and possibly exists without being noted in this report. Ask seller about any history of water leakage at the windows. It is impossible to determine how the windows were installed and if they follow the manufacture's installation specification by merely a visible inspection. If present deficient items noted below.

Thermal Pane Windows - Limitation:

As THERMAL PANE WINDOWS lose their vacuum, moisture may appear, and then disappear, depending on inside and outside temperature, barometric pressure and the relative humidity. Windows are listed as OBSERVED AT THE TIME OF THE INSPECTION ONLY, and NO WARRANTY IS EXPRESSED OR IMPLIED. If voided or damaged thermal panes are noted on the inspection report, we would strongly urge that a qualified glass company or glazier be contacted for a further evaluation and any estimates that might be needed.

1: Exterior Windows - Cracking / Missing Sealant

[Observations](#) / [Maintenance](#) / [Repair Recommended](#)

Front of Structure Left Side of Structure

Cracking or Missing grout / sealant around exterior window frame. Recommend sealing to prevent water intrusion

Recommendation: Contact a qualified handyman.



Front of Structure



Left Side of Structure

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

2: Exterior Windows - Screens Missing / Damaged

🔧 Observations / Maintenance / Repair Recommended

Various Locations

Window Screens are damaged or missing.

Recommendation: Contact a qualified handyman.



Right Side of Structure



Rear of Structure



Left Side of Structure

3: Burglar Bars Installed

🔧 Observations / Maintenance / Repair Recommended

Various Locations

Burglar bars - Select bars were tested and are functioning properly. Occupants should be trained in how to egress in an emergency. Integrity Property Inspections recommend removal of all bars for liability purposes and the safety of occupants.

Recommendation: Recommend monitoring.



Front of Structure

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

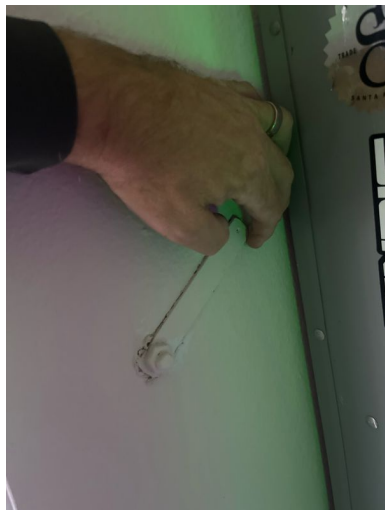
I	NI	NP	D
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4: Burglar Bars NOT Operating

▲Safety Concern

Burglar bars do not operate properly - SAFETY HAZARD - Recommend immediate repair prior to occupancy.

Recommendation: Contact a qualified window repair/installation contractor.



Unit A Spare Bedroom Rear

5: Burglar Bars Not Latching

🔧Observations / Maintenance / Repair Recommended

During testing burglar bars failed to re-latch after testing. Recommend removal or repair to ensure they are working properly.

Recommendation: Contact a qualified window repair/installation contractor.



Unit A Spare Bedroom Front

I. Stairways (Interior and Exterior)

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

Comments:

Stairways - Inspected for safety, damage and other items that might promote a safety issue to include carpet damage, missing wood or tile, balusters, railings, etc. Any deficient items will be noted below.

Specific Limitation:

Note: Specific Limitations. The inspector is not required to exhaustively measure every stairway component.

J. Fireplaces and Chimneys

Fire Place Fuel Source: Wood Burning

Comments:

Integrity Property Inspections recommends that all fireplaces be fully cleaned and serviced prior to any use. All fireplace flues should be cleaned yearly. If deficient items were observed they will be reported below.



Specific Limitation:

Fireplace/Chimney - The inspector is not required to: verify the integrity of the flue; perform a chimney smoke test; determine the adequacy of the draft or light pilot lights or gas burners. All Gas Fireplace valves are left in the condition they were found at time of inspection. We are unable to check recessed gas valves for leaks. The inspector is not required to inspect or comment on chimney structures located more than 8' (feet) above roofline. Freestanding wood burning stoves are beyond the scope of this inspection and should be tested by a qualified Chimney Sweep prior to ANY use.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

1: Fire Box - Dirty

[Observations / Maintenance / Repair Recommended](#)

Fire Box is dirty. Recommend cleaning prior to use.

Recommendation: Contact a qualified handyman.



2: Chimney - Sealant

[Observations / Maintenance / Repair Recommended](#)

Sealant around chimney is cracking and in need of repair.

Recommendation: Contact a qualified handyman.



K. Porches, Balconies, Decks, and Carports
Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

Specific Limitation:

Note: Specific Limitations. The inspector is not required to:

(A) exhaustively measure every porch, balcony, deck, or attached carport components; or

(B) enter any area where headroom is less than 18 inches or the access opening is less than 24 inches wide and 18 inches high.

1: Driveway / Walkways - Cracks

🔧 Observations / Maintenance / Repair Recommended

Front of Structure Left Side of Structure

Typical cracking in concrete. This is a very common finding and should not be a major concern. Monitor and seal if necessary.

Recommendation: Recommend monitoring.



Front of Structure



Rear of Structure



Left Side of Structure

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

2: Porch / Balcony / Patio - Ceiling Stains

 Observations / Maintenance / Repair Recommended

Rear of Structure

Water Stains on ceiling. Checked for moisture with negative results.

Recommendation: Recommend monitoring.



Rear of Structure

3: Rear Porch

 In Need of Repair

Rear porch ceiling has been replaced, ceiling not finished.

Recommendation: Contact a qualified professional.



L. Other

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

1: Cabinets - Under Sink - Water Damage

[Observations](#) / [Maintenance](#) / [Repair Recommended](#)

Water Damage to cabinet under sink - In need of repair.

Recommendation: Contact a qualified carpenter.



Unit A Kitchen

2: Rock Wall - Cracks

[Observations](#) / [Maintenance](#) / [Repair Recommended](#)

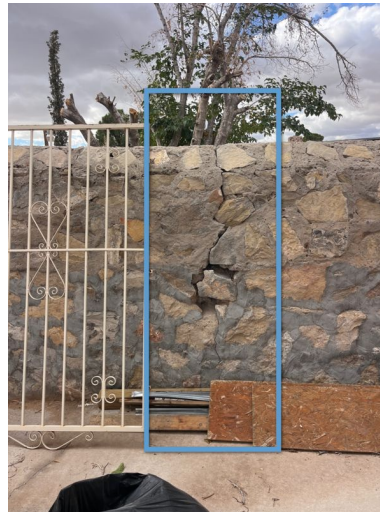
Right Side of Structure Rear of Structure

Cracks / voids in rock wall. Recommend repair. Inspector does not take core samples of the mortar. You should expect to conduct maintenance on all rock walls.

Recommendation: Recommend monitoring.



Right Side of Structure



Rear of Structure

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

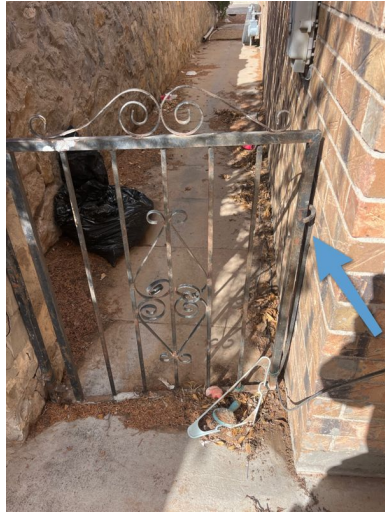
3: Gates - Not Work Properly

[Observations](#) / [Maintenance](#) / [Repair Recommended](#)

Right Side of Structure

Gates are not secured to wall or do not latch / work properly.

Recommendation: Contact a qualified handyman.



Right Side of Structure

4: Landscaping Walls

[Observations](#) / [Maintenance](#) / [Repair Recommended](#)

Front of Structure

Damaged in one or more areas.

Recommendation: Contact a qualified concrete contractor.



Front of Structure

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

5: Wood Fence Damaged

[Observations / Maintenance / Repair Recommended](#)

Rear of Structure

Wooden fence is damaged and or leaning.

Recommendation: Contact a qualified professional.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

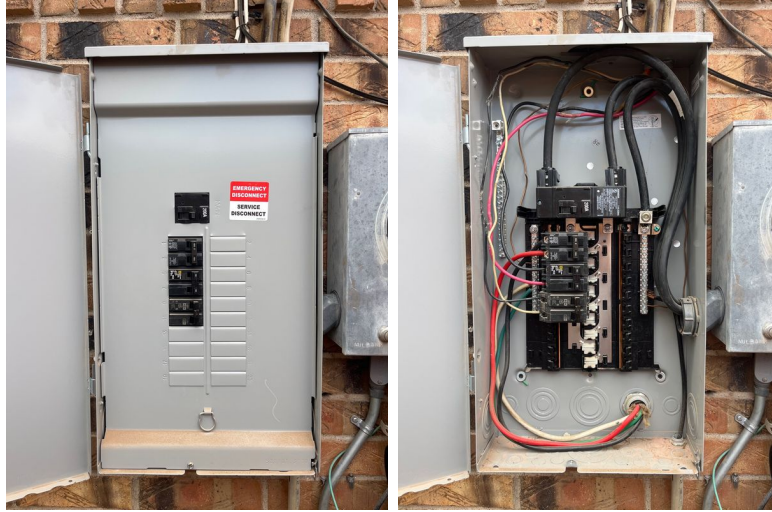
I NI NP D

II. ELECTRICAL SYSTEMS

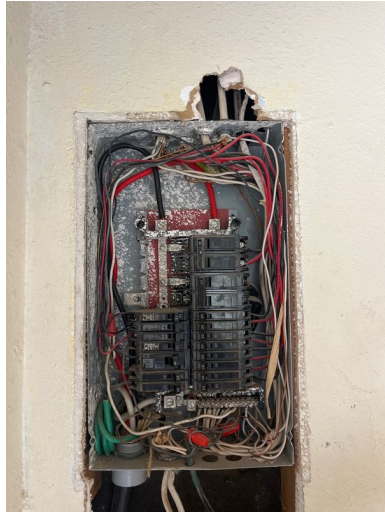
A. Service Entrance and Panels

Service Entrance into Structure: Underground Service

Main Panel Location: Left Side of Structure



Sub Panel Location: Storage Room



Grounding Types Observed: Unable to Determine

AFCI Breakers: Not Installed

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

Comments:

Main Panel and Sub Panel when present were inspected by removing the cover when possible and inspector visibly inspected for any wiring deficiencies or damage. All deficient items if present will be reported below in this section.

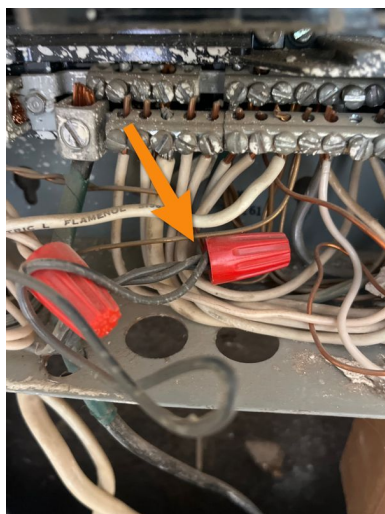


1: Panel - Twist Ties

🔴 In Need of Repair

There are twist ties in the panel that have three wires. In addition, it is difficult to see if these wires are an indication of a double tapped breaker or if wire bundles have been secured. If this is a concern an electrician would be able to give you further clarification.

Recommendation: Contact a qualified electrical contractor.



Sub Panel

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

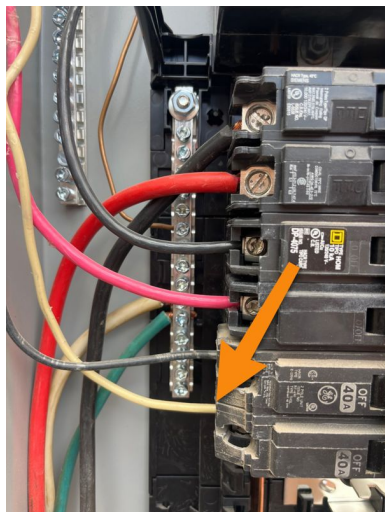
2: Panel - Color Coding

🚩 In Need of Repair

Main Panel

Conductor color code was improper; white insulated wire was used as a hot conductor. Repair consist of wrapping white wire with black electrical tape. This deficiency does not affect the operation of the electrical system and is a very common finding.

Recommendation: Contact a qualified electrical contractor.



Main Panel

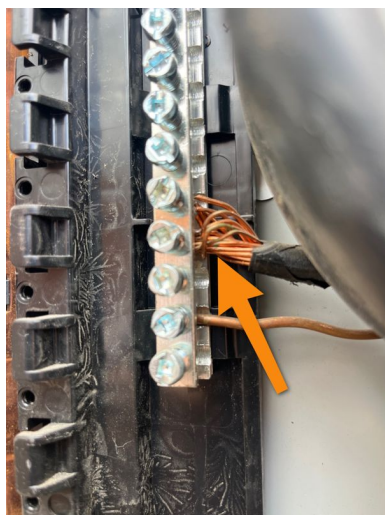
3: Panel - Exposed Wiring

🚩 In Need of Repair

Main Panel

Improperly Terminated wires inside the panel not protected with Twist Ties - In need of repair.

Recommendation: Contact a qualified electrical contractor.



Main Panel

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

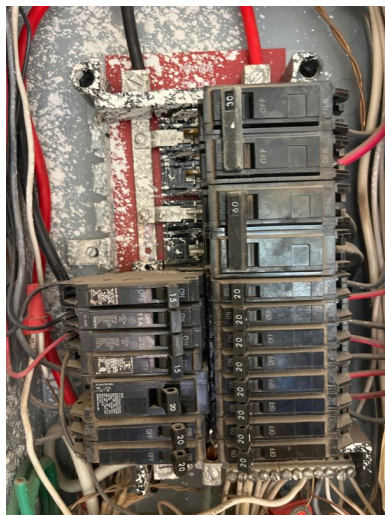
I NI NP D

4: No AFCI Breakers Installed

[Observations](#) / [Maintenance](#) / [Repair Recommended](#)

AFCI Breakers / Outlets are not installed. This is a new requirement for new construction homes and not found in older homes however we are required to notify the client. Seller is not required to bring electrical service up to current code unless home is being remodeled. If this is a concern we recommend you speak with an electrician.

Recommendation: Contact a qualified electrical contractor.



B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Smoke / Carbon Monoxide Detectors Present: Missing or Not Working / See Body of this Report

GFCI Outlets - Kitchens, Bathrooms, Garage, Laundry Room, Exterior: Exterior and Garage GFCI Outlets NOT tested due to House Hold Items blocking access, Missing or not working - See Body of Report

240 V Dryer Outlet: Unable to Inspect - Access Blocked

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

Photo Cell Fixtures:

Exterior lights are photocell fixtures and could not be operated during daylight hours. If this is a concern we recommend a night time visit to the home to ensure proper operation.

Left Side of Structure



Comments:

Branch wire was inspected when visible.

Light Fixtures and Switches - When possible lights, outlets and fixtures were tested and inspected.

Ceiling Fans - Inspected for proper function and stability.

Smoke Alarms / Carbon Monoxide Detectors - Manually tested by depressing test button. Also confirmed if alarms are installed in each bedroom, areas with gas appliances, on each floor. Carbon Monoxide (CO) detectors are required if gas appliances are present in the home and if the home contains a garage.

GFCI Outlets - Tested for proper function and verified if they are located in Kitchen, Bathrooms, Laundry Room, Exterior and Garage.

Doorbell - Verified present and tested for proper function.

Low Voltage Wiring - Not tested and beyond the scope of this inspection.

Any deficient items found will be reported below in this section.

Specific Limitation:

Note: Specific Limitations. The inspector is not required to:
(F) verify that smoke alarms are suitable for the hearing-impaired;

(G) remove the covers of junction, fixture, receptacle or switch boxes unless specifically required by these standards.

The inspector will report as in need of repair the lack of ground fault circuit protection where required.

**Homes built prior to 1974 could have aluminum wiring present in the branch circuits. If Inspector observes branch circuit wiring type within the service panel that is aluminum it will be noted. Hidden wiring that is not present within the panel could not be observed by inspector.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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1: GFCI Outlets Missing or Not working

🔴 In Need of Repair

GFCI Outlets missing or not working. All of the exterior receptacles, kitchen, garages, laundry room and bathrooms should have GFCI protection. With older homes this standard was not in place when the home was constructed however we are required to notify client.

[Here is a link](#) to read about how GFCI receptacles keep you safe.

Recommendation: Contact a qualified electrical contractor.



Unit A Kitchen

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

2: Exposed Wiring

🟡 In Need of Repair

Roof

All wire connections & charged wires with exposed ends and splices should be covered in junction boxes for safety. Recommend a qualified electrician correct.

Recommendation: Contact a qualified electrical contractor.



Roof



Roof

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

3: Light Inoperable

🔴 In Need of Repair

Various Locations

One or more lights are not operating. This could be as simple as a light bulb. (Inspectors do not carry light bulbs) In need of repair.

Recommendation: Contact a qualified electrical contractor.



Rear of Structure



Unit B Kitchen



Rear of Structure



Closet

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

4: Junction Box - Missing Cover

🔴 In Need of Repair

Open junction box observed. Recommend all junction boxes have a cover.

Recommendation: Contact a qualified professional.



Closet

5: Smoke Detector - Missing or Not Working

⚠️ Safety Concern

All Bedrooms

Smoke Alarms are not present in required areas (Bedrooms, Hallways, Living Areas - Smoke Detectors are inexpensive and easy to install. New Home construction they are required. Older homes did not require they be installed in bedrooms however TREC and New Mexico rules require us to mark this as deficient. Integrity Property Inspections recommends Smoke Detectors be installed in all required areas.

Recommendation: Contact a qualified professional.

6: Carbon Monoxide Detector Missing

🔴 In Need of Repair

Carbon monoxide detector is not present at time of inspection. Recommend installation before closing.

Recommendation: Contact a qualified professional.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

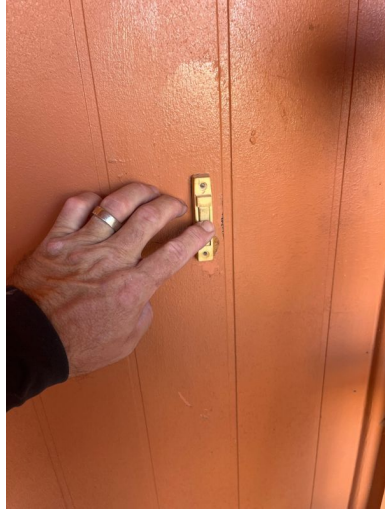
I	NI	NP	D
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7: Doorbell - Not Working

[🔧 Observations / Maintenance / Repair Recommended](#)

Doorbell and Chimes not working.

Recommendation: Contact a handyman or DIY project



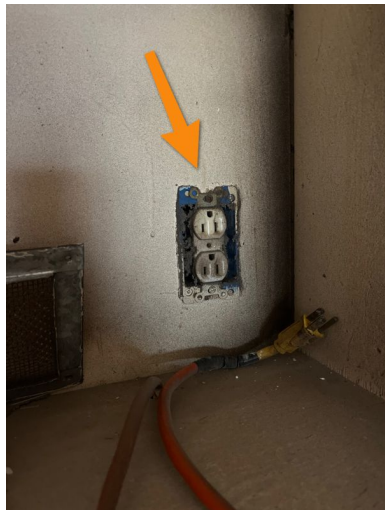
8: Outlets - Cover Plates Missing

[🔴 In Need of Repair](#)

Various Locations

One or more receptacles are missing a cover plate. This causes short and shock risk. Recommend installation of cover plates.

Recommendation: Contact a qualified electrical contractor.



Unit B Kitchen



Closet



Unit A Kitchen

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

9: Outlets - Cover Plates Damaged

🔴 In Need of Repair

Various Locations

One or more receptacles have a damaged cover plate. Recommend replacement.

Recommendation: Contact a qualified electrical contractor.



Unit B Master Bedroom



Unit B Master Bathroom

10: Outlets - Reversed Polarity

🔴 In Need of Repair

Test indicate reverse polarity - In need of repair.

Recommendation: Contact a qualified electrical contractor.



Unit A Kitchen

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

11: Outlets - No Power

🔴 In Need of Repair

Test indicate no power at various outlets - In need of repair.

Recommendation: Contact a qualified electrical contractor.



Closet



Unit A Hallway

12: Outlets - Loose/Damaged

🔧 Observations / Maintenance / Repair Recommended

Various Locations

Outlet is not attached properly and or Damaged. In need of repair.

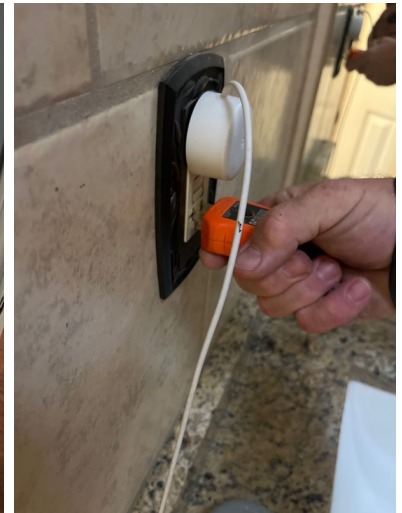
Recommendation: Contact a qualified electrical contractor.



Front of Structure



Closet



Unit A Spare Bathroom

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

13: Extension Cords

 Observations / Maintenance / Repair Recommended

Unit B Kitchen

Home owner is using extension cords as permanent wiring - Recommend proper wiring be installed.

Recommendation: Contact a qualified electrical contractor.



Unit B Kitchen

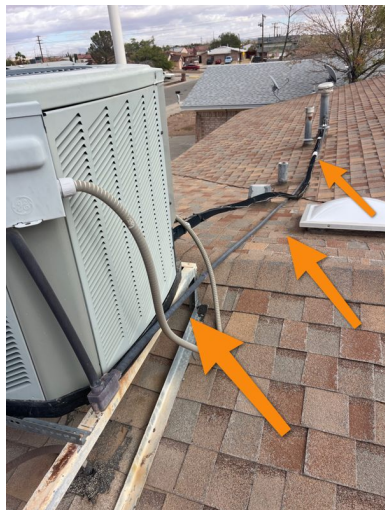
14: Exterior - Conduit Not Secured

 In Need of Repair

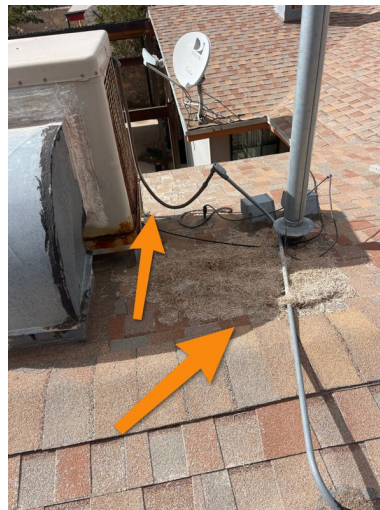
Roof

Conduit on Exterior Walls and / or Roof not properly secured - All conduit should be secured.

Recommendation: Contact a qualified electrical contractor.



Roof



Roof

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

15: Fixtures - Out of Balance

[🔧 Observations / Maintenance / Repair Recommended](#)

Ceiling fans out of balance or motor making noise.

Recommendation: Contact a handyman or DIY project



Unit A Spare Bedroom Front

16: Fixture - Shade

[🔧 Observations / Maintenance / Repair Recommended](#)

Unit B Hall Bathroom

Light Fixture is missing or has broken shade.

Recommendation: Contact a handyman or DIY project



Unit B Hall Bathroom

C. Other

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

HVAC Types: Mini Split, Electric Baseboard

Number of Units: Two

Heating Energy Sources: Gas, Electric

Heater Locations: Roof, Main House Central

Heating System Working Normally: Yes -

If deficiencies were found they will be noted in this section.

Comments:



Pressure Test / Wall Heaters :

- A gas line leak check to include a pressure test is recommended to test for leaks that are not readily detectable during the inspection. Performing a pressure test is beyond the scope of this inspection.
- If a Gas Wall Heater is located in the property it was not tested, only a visual inspection was conducted. Recommend all Gas Wall Heaters be fully serviced prior to use by a qualified HVAC company.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

Specific Limitation:

Note: Specific Limitations

The system fan, burner, and heat exchanger are not readily available for inspection without disassembly of the unit. Because we do not disassemble equipment, the condition of the system interior is unknown. If the system does not have a documented history of regular cleaning and maintenance, servicing by a licensed HVAC technician will be required. Recommend annual cleaning and service by licensed HVAC technician.

The inspector will describe the type of heating system and its energy sources and inspect each unit.

*Manufacturer numbers are not provided. Appliances are not researched for recalls. If buyer has further concerns regarding recalls the appliance manufacturer should be contacted.

Wall Heaters are not tested! If a wall heater is installed we recommend full evaluation by a qualified HVAC company to ensure proper operation.

1: HVAC Closet - Ceiling Missing

 In Need of Repair

Ceiling missing in Heater Closet - Fire stopping needed at area above furnace

Recommendation: Contact a qualified heating and cooling contractor



Unit A

B. Cooling Equipment

Type of Systems: Central Forced Refrigerated Air, Swamp Cooler, Mini Split

Number of AC Units: Three

I=Inspected

NI=Not Inspected

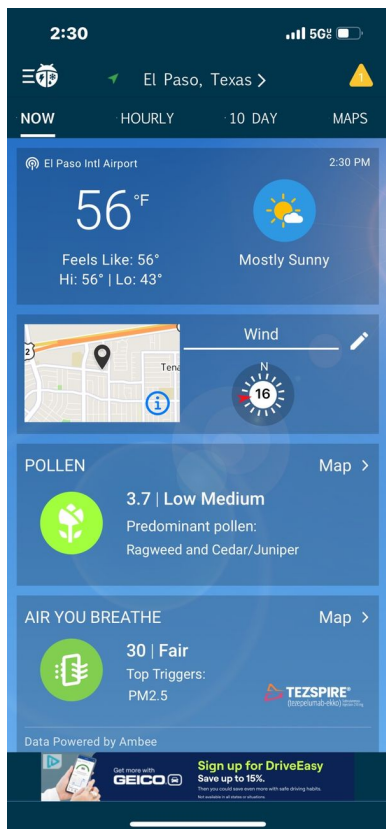
NP=Not Present

D=Deficient

I NI NP D

To Cold To Test:

The operation of the cooling system was not checked due to the outside ambient temperature being below 60 Degrees. Testing / running the AC Cooling can damage the system. If any concerns exist about the future operation of the cooling equipment, then it is recommended that a Qualified HVAC Technician further inspect and give an evaluation on the operation of the equipment and any further concerns that may exist with this equipment. At time of inspection a limited visual inspection was performed. Any deficiencies will be noted below.



AC Locations: Roof

AC System Working Normally: N/A -
Deficiencies if any will be noted in this section.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Comments:



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

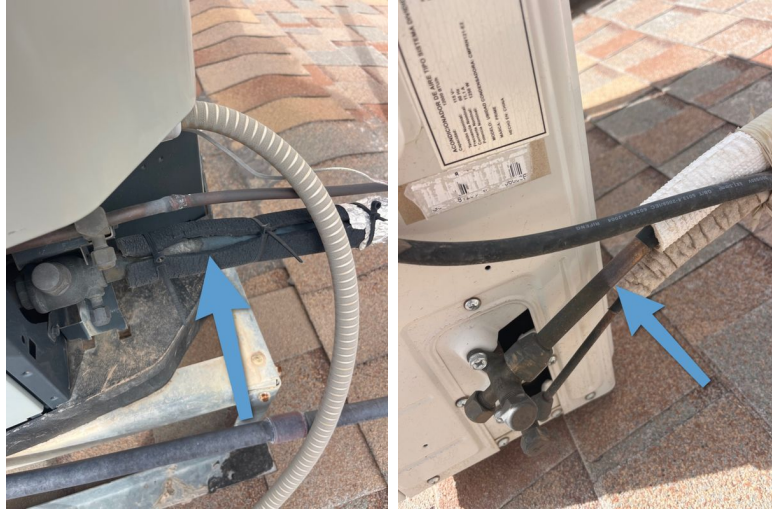
I NI NP D

1: Refrigerant Lines

 Observations / Maintenance / Repair Recommended

Refrigerant lines not properly insulated - Recommend Repair.

Recommendation: Contact a qualified heating and cooling contractor



2: Roof - AC Compressor

 In Need of Repair

AC Compressor Unit on roof not properly secured to roof or jack stand. Recommend service.

Recommendation: Contact a qualified heating and cooling contractor



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

3: Swamp Cooler - Winterized

 Observations / Maintenance / Repair Recommended

Unit winterized, drained and shut down - It is beyond the scope of this inspection to bring back units to full operation if they are winterized at time of inspection - The system was not tested or inspected for proper operation - Visual Inspection Only - We recommend the system be unwinterized and brought online so a full inspection can be conducted to guarantee proper operation.

Recommendation: Contact a qualified heating and cooling contractor



4: Swamp Cooler - Rusted

 In Need of Repair

System has extensive rust and corrosion. In need of repair

Recommendation: Contact a qualified heating and cooling contractor



C. Duct Systems, Chases, and Vents

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Comments:

When possible the duct work was inspected for excessive dirt / dust, rust, damage and rodents. Deficient items will be noted in this section.

Rust Inside Duct Work:

For all Structures that have Swamp Coolers and / or have been converted to refrigerated air. It is beyond the scope of this inspection to inspect the entire internal HVAC duct system for rust or dirt. Integrity Inspections looks through registers and takes off registers when safe to conduct in an attempt to see if rust is present. If rust is a concern we recommend a full HVAC Duct Inspection by a licensed HVAC Company. If rust was visible it will be reported in body of this report and marked as a deficiency.

Air Flow Not Measured:

Airflow is not calculated at the registers or at the evaporator coil. Each register is checked for temperature during heating and cooling function when possible. What is airflow? Airflow is a measure of the amount of air that enters and exits your air conditioning and heating system. This is beyond the scope of this inspection. If this is a concern we recommend you consult with a licensed HVAC Company.

1: Ducts - Significant Rust

🔴 In Need of Repair

Evidence of significant rust and damage in duct work and or registers - Typically rust inside the duct work is caused by a swamp cooler which has been leaking water. With a limited visual inspection we are not able to see the entire duct system - In need of repair.

Recommendation: Contact a qualified heating and cooling contractor



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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2: Roof Flue - Not Supported

[🔧 Observations / Maintenance / Repair Recommended](#)

Rear of Structure

Heater flue at roof line is over 5 feet and is not properly braced - Recommend bracing be installed.

Recommendation: Contact a handyman or DIY project



Rear of Structure

3: Register Covers

[🔧 Observations / Maintenance / Repair Recommended](#)

One or more register covers missing

Recommendation: Contact a qualified professional.



Unit A Spare Bedroom Rear



Unit A Master Bedroom

D. Other

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems, and Fixtures

Static Water Pressure: Between 70 and 80 PSI



Water Pressure at Two Fixtures: Yes -

Two water fixtures were run at the same time and adequate water pressure was observed. If not observed deficiency will be noted below.

Location of Water Meter: Front of Structure at Curb



Location of Main Water Supply Valve : Front of Structure at Curb

Water Supply Material: Copper

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

Washing Machine Hose Bib: No Leaks Detected



Comments:

Water Supply Lines - Inspected for leaks, corrosion or damage when visible.

Washing Machine Hose Bibs:

Washing machine drain lines and hose bibs were not tested during the inspection due to presence or absence of washing machine. Integrity Property Inspections does not receive prior notice if Washing Machines or Dryers convey with the property and it is beyond the scope of a TREC inspection to test these items. Recommend that these connections and drains be fully inspected when installing washing machine or operating for first time.

1: Sink - Grout / Sealant

[🔧 Observations / Maintenance / Repair Recommended](#)

Typical cracking in grout / caulking around sinks and counter tops. Routine maintenance suggested.

Recommendation: Contact a handyman or DIY project



Unit A Master Bathroom

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

2: Sink - Drain Stop

 Observations / Maintenance / Repair Recommended

Various Locations

Drain stop inoperable, missing or damaged.

Recommendation: Contact a handyman or DIY project



Unit B Hall Bathroom



Unit A Spare Bathroom



Unit A Master Bathroom

3: Sink - Leaking

 In Need of Repair

Sink leaks water into cabinet below - In need of repair.

Recommendation: Contact a qualified plumbing contractor.



Unit A Master Bathroom

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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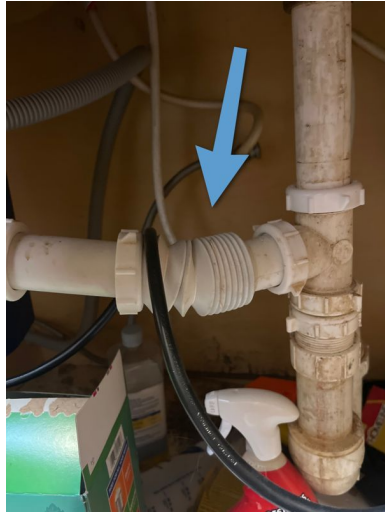
4: Sink - Accordion Plumbing

[Observations](#) / [Maintenance](#) / [Repair Recommended](#)

Various Locations

Accordion-style piping is being used for plumbing. Typically, this is not considered a permanent solution. Recommend monitor for leaks routinely.

Recommendation: Recommend monitoring.



Unit A Kitchen



Unit A Spare Bathroom



Unit A Master Bathroom

5: Tubs and Showers - Grout / Sealant

[Observations](#) / [Maintenance](#) / [Repair Recommended](#)

Unit B Hall Bathroom

Typical cracking in grout / caulking around showers / tubs.

Recommendation: Contact a handyman or DIY project



Unit B Hall Bathroom

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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6: Tubs and Showers - Faucets Loose

[🔧 Observations / Maintenance / Repair Recommended](#)

Loose or damaged Faucets / Handles - Recommend repair.

Recommendation: Contact a qualified handyman.



Unit A Master Bathroom

7: Tubs and Showers - Tiles Missing / Damaged

[🔴 In Need of Repair](#)

Tiles around Tub / Shower are damaged and / or missing - This can lead to water leaks - Recommend repair.

Recommendation: Contact a qualified general contractor.



Unit A Master Bathroom

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

8: Tubs and Showers - Faucets - Not Sealed

 Observations / Maintenance / Repair Recommended

Faucets not sealed to tile properly. This can lead to water running behind the faucet housing into the wall cavity - Recommend Repair.

Recommendation: Contact a handyman or DIY project



Unit A Spare Bathroom

9: Toilet - Leaking

 In Need of Repair

Water leaking around commode when inspected - In need of repair.

Recommendation: Contact a qualified plumbing contractor.



Unit B Hall Bathroom

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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10: Toilet - Not Secured to Floor Properly

[Observations](#) / [Maintenance](#) / [Repair Recommended](#)

Toilet (Commode) it not secured (loose) at floor. Recommend toilet be secured properly.

Recommendation: Contact a qualified handyman.



Unit A Spare Bathroom

11: Exterior Plumbing - Not Insulated

[Observations](#) / [Maintenance](#) / [Repair Recommended](#)

Rear of Structure

Exterior Supply lines that are exposed are not insulated - Recommend insulation due to potential freezing temps in the winter.

Recommendation: Contact a handyman or DIY project



Rear of Structure

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

12: Exterior Plumbing - Back Flow

[Observations](#) / [Maintenance](#) / [Repair Recommended](#)

Front of Structure Rear of Structure

Exterior hose bibs do not have back-flow prevention (Anti-Siphon). Back-Flow devices are easily purchased at hardware stores and are easy to install. They prevent water from flowing back into house supply. Typical finding on older homes. Back-Flow devices can be purchased at big box stores for less than \$5.00 and are easy to install.

Recommendation: Contact a handyman or DIY project



Front of Structure

Rear of Structure

B. Drains, Wastes, and Vents

Waste Water Piping: Cast Iron -

If you did not order a Sewer Scope Inspection we strongly recommend all homes be inspected. A Sewer Scope Inspection consist of running a camera down the sewer line to where it connects with the city line. This scope can identify breaks or damage to the line which can be costly to repair. All home owners are responsible for the sewer line that runs under the property up to the point where it connect to the city. Damage to sewer lines can not be identified without doing a sewer scope. Integrity Property Inspections performs these inspections. Please call our office at 915-201-3694 to schedule.

Comments:

If you did not order a Sewer Scope Inspection we strongly recommend all homes be inspected. A Sewer Scope Inspection consist of running a camera down the sewer line to where it connects with the city line. This scope can identify breaks or damage to the line which can be costly to repair. All home owners are responsible for the sewer line that runs under the property up to the point where it connect to the city. Integrity Property Inspections performs these inspections. Please call our office at 915-201-3694 to schedule.

Drains, Waste and Vents - Inspected for leaks, corrosion or damage when visible.

Deficient items will be reported in this section.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

1: Exterior - Cleanout Cover Damaged

[Observations](#) / [Maintenance](#) / [Repair Recommended](#)

Front of Structure

Cleanout cover is damaged - Recommend repair to stop odors and / or pest from entering the line.

Recommendation: Contact a qualified handyman.



Front of Structure

C. Water Heating Equipment

Location of Water Heater (s) : Water Heater Closet, HVAC Closet

Energy Sources: Gas

Water Heater Year: 2008, Unknown

Water Heater Capacity - Gallons: 40

Water Heater Life Span:

The typical water heater has a life span of about 10 to 12 years. If your water heater (s) are more than 10 to 12 years old it is recommended that they be serviced.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Comments:

When possible the water heater was inspected and tested for function, proper flame, overall installation, corrosion on water heater and related pipes, water leaks and damage.



Specific Limitation:

At the time of inspection No Gas Leaks were detected unless noted below. All Gas Leaks are reported to the Listing Agent and Buyers Agent when possible. A gas line leak check to include a pressure test is recommended to test for leaks that are not Readily detectable during the inspection. T/P Valves are not tested during water heater inspection due to likelihood of it leaking after testing.

Water Heater Life Span:

The typical water heater has a life span of about 10 to 12 years. If your water heater (s) are more than 10 to 12 years old it is recommended that they be serviced.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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1: No Pan / Drain

[Observations / Maintenance / Repair Recommended](#)

Unit B Unit A

Lack of drain pan and / or drain system - If water heater leaks it will drain into the home. Typical finding in older homes. We recommend a 9 Volt moisture alarm readily available from most plumbing supply stores or online.

Recommendation: Contact a qualified plumbing contractor.



Unit B



Unit A

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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2: Corrosion On Lines

🔴 In Need of Repair

Unit B Unit A

Corrosion and / or signs of an intermittent leak at isolation valve or plumbing connections - All areas should be repaired.

Recommendation: Contact a qualified plumbing contractor.



Unit B



Unit A

3: Flue Collar

🔵 Observations / Maintenance / Repair Recommended

Unit B Unit A

Flue collar not properly attached or missing at ceiling.

Recommendation: Contact a qualified plumbing contractor.



Unit B



Unit A

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

4: Flue - Not Connected Properly

🔴 In Need of Repair

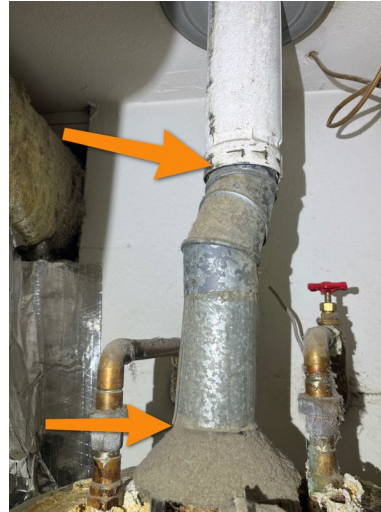
Unit B Unit A

Flue/Vent is loose, damaged or poorly connected - This can result in flue gases escaping - Recommend repair.

Recommendation: Contact a qualified plumbing contractor.



Unit B



Unit A

5: Improper Flame

🔧 Observations / Maintenance / Repair Recommended

Unit A

Improper Flame - Flame should be blue. Orange Flame indicates the system needs to be serviced.

Recommendation: Contact a qualified plumbing contractor.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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6: Rust Present

🟡 In Need of Repair

Unit A

Rust present on the exterior of the water heater - Indication of water leak - Recommend service.

Recommendation: Contact a qualified plumbing contractor.



Unit A

7: Evidence of Back Drafting

🟡 In Need of Repair

Unit A

Evidence of back drafting of combustion products at bottom of flue and on top of water heater. Recommend water heater be serviced and flue be further evaluated.

Recommendation: Contact a qualified plumbing contractor.



Unit A

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

8: Evidence of Past Water Leak

[Observations](#) / [Maintenance](#) / [Repair Recommended](#)

Unit B Unit A

Evidence of past water leakage around water heater. At time of inspection area was dry.

Recommendation: Recommend monitoring.



Unit B



Unit A

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

I NI NP D

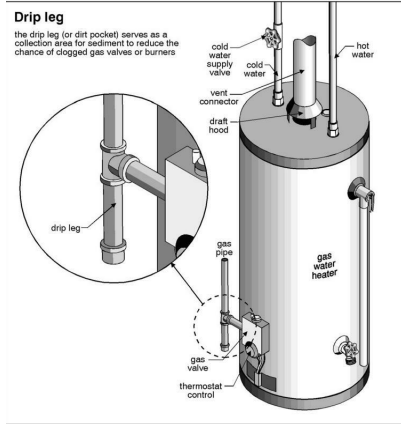
9: Gas Drip Leg (Sediment Trap)

Observations / Maintenance / Repair Recommended

Unit B Unit A

Gas Line drip leg is not installed. This is a new TREC requirement. Recommend speaking with Gas Company if they require installation. Drip legs (technically call just a “drip”) are installed to collect condensation in a gas piping system, so they are installed in a low point to prevent condensation from running back into the gas meter.

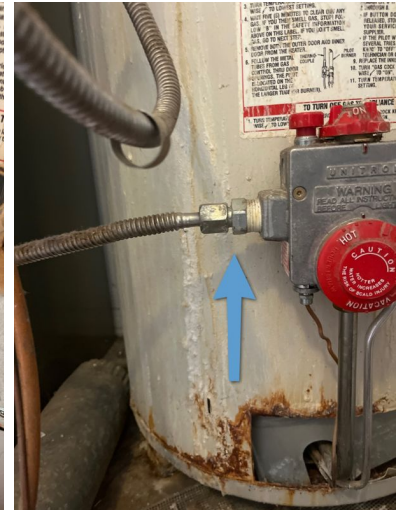
Recommendation: Contact a qualified professional.



Example of properly installed sediment trap.



Unit B



Unit A

D. Hydro-Massage Therapy Equipment

Comments:

When present tested for proper function, water leaks, accessibility and damage.

Specific Limitation:

Note: FYI: Environmental testing of whirlpools is beyond the scope of this inspection. Health problems have been noted and directly linked to the bacterial growth in the distribution lines of the equipment.

Recommend that the manufacturer be consulted for further maintenance and cleaning instructions prior to use. For more information visit: www.whirlpoolcouncil.com

E. Gas Distribution Systems and Gas Appliances

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Gas Meter Location: Right Side of Structure

Gas Line Material: Black Steel

Comments:



1: Gas Line Missing Plug

In Need of Repair

Gas line is not properly plugged - Valves alone have been know to fail - Recommend plug the line.

Recommendation: Contact a handyman or DIY project



Water Heater Closet B



Unit A HVAC Closet,

F. Other

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

V. APPLIANCES

A. Dishwashers

Comments:

Tested for proper function when run through a wash cycle to determine if appliance completed a cycle, if soap dispenser was deployed and if any water leaked from the appliance. Also visually inspected for proper installation and if rust or corrosion is present. All deficient items found will be noted in this section.



1: Noise

[🔧 Observations / Maintenance / Repair Recommended](#)

Dishwasher making a strange noise while an operation.

Recommendation: Contact a qualified professional.



B. Food Waste Disposers

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Comments:

Tested for proper function and if any water leaks were present. Also visually inspected for proper installation and if rust or corrosion is present. All deficient items found will be noted in this section.



C. Range Hood and Exhaust Systems

Comments:

Tested for proper function to include light and fan. Also visually inspected for proper installation and if rust or corrosion is present. All deficient items found will be noted in this section.



I=Inspected

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NP=Not Present

D=Deficient

I	NI	NP	D
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1: Exhaust Fan Inoperable

[🔧 Observations / Maintenance / Repair Recommended](#)

Unit B

Exhaust fan would not come on using normal controls.

Recommendation: Contact a qualified appliance repair professional.



2: Filter is Dirty

[🔧 Observations / Maintenance / Repair Recommended](#)

Filter is dirty / greasy - Recommend cleaning or replacing.

Recommendation: Contact a handyman or DIY project



Unit B

D. Ranges, Cooktops, and Ovens

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Comments:

Tested for proper function to include light, oven and all burners. Also visually inspected for proper installation and if rust or corrosion is present.

Oven - Function test was performed and oven was set at 350 degrees using the bake setting. Temperature readings were taken once oven reached set temperature.

All deficient items found will be noted in this section.



1: Oven - Would not turn on

[🔧 Observations / Maintenance / Repair Recommended](#)

Would not turn on using normal controls.

Recommendation: Contact a qualified appliance repair professional.



Unit B

E. Microwave Ovens

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Comments:

Microwave was turned on and tested using a microwave detection device to determine proper function. If equipped light was also tested along with rotating tray. Visually inspected for proper installation and any damage. Deficient items will be noted in this section if found.



1: Visible Damage

[🔧 Observations / Maintenance / Repair Recommended](#)

Visible damage to sides, door and or trim.

Recommendation: Contact a qualified appliance repair professional.



F. Mechanical Exhaust Vents and Bathroom Heaters

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Comments:

Tested and visually inspected. Deficient items will be noted in this section.



G. Garage Door Operators

Comments:

Garage door was inspected for damage prior to operation. If damage was present that could effect the function of the door the door was not tested for function due to safety reasons.

Door test consist of pressing wall mounted control panel and observing door through opening and closing. In addition, during closing safety eye beams are tested to insure door stops closing and returns to the open position. Door block test is not performed. See limitations section below.

Garage door is visually inspected for any damage and for proper operation during function test.

All deficient items found will be reported in this section.

Block Test:

Integrity Property Inspections does not perform a Block Test of the Door. This test simulates an obstruction when the door is closing. This type of test has been known to damage the door and the opener. If you would like a block test performed we suggest to contact a Garage Door Installer who can perform the test.

H. Dryer Exhaust Systems

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Comments:

Visually inspected to ensure dryer vent is terminated at exterior of home and that a screen is not installed. Flapper vents are recommend to limit lint obstruction.

Deficient items will be reported in this section.



I. Other - Built in Refrigerator

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

PROPERTY PHOTO OVERVIEWS

Property Photographs

Exterior Photos:



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

FINAL CHECK LIST

Final Check List

Oven / Range Turned Off: Yes, N/A



Lights Turned Off: Yes

Exterior Doors Locked: Yes, Left open at Owners Request

Windows: Locked

Thermostat Setting: Left at Setting Found

Sprinkler System Setting: N/A

GFCI Reset:

All GFCI outlets have been reset.

Termite Inspector: Termite Inspector Arrived and Conducted Inspection

Ducts Checked: Yes

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D=Deficient

I	NI	NP	D
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PURPOSE, LIMITATIONS / INSPECTOR CLIENT RESPONSIBILITIES

General

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Purpose, Limitations / Inspector Client Responsibilities:

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: THIS REPORT IS PAID FOR BY AND PREPARED FOR EXCLUSIVE USE BY JEFFERY E. MICHEL / INSPECTORS CURRENTLY CONTRACTED WITH INTEGRITY PROPERTY INSPECTIONS AND THE CLIENT NAMED ABOVE. THIS REPORT IS NOT VALID WITHOUT THE SIGNED SERVICE AGREEMENT AND IS NOT TRANSFERABLE.

SCOPE OF INSPECTION

These standards of practice define the minimum levels of inspection required for substantially completed residential improvements to real property up to four dwelling units. A real estate inspection is a non-

I=Inspected

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NP=Not Present

D=Deficient

I	NI	NP	D
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technically exhaustive, limited visual survey and basic performance evaluation of the systems and components of a building using normal controls and does not require the use of specialized equipment or procedures. The purpose of the inspection is to provide the client with information regarding the general condition of the residence at the time of inspection. The inspector may provide a higher level of inspection performance than required by these standards of practice and may inspect components and systems in addition to those described by the standards of practice.

GENERAL LIMITATIONS

The inspector is not required to:

(A) inspect:

(i) items other than those listed within these standards of practice;

(ii) elevators;

(iii) detached buildings, decks, docks, fences, or waterfront structures or equipment;

(iv) anything buried, hidden, latent, or concealed;

(v) sub-surface drainage systems;

(vi) automated or programmable control systems, automatic shut-off, photoelectric sensors, timers, clocks, metering

devices, signal lights, lightning arrestor system, remote controls, security or data distribution systems, solar panels,

outdoor kitchens, gas grills (built-in or free standing), refrigerators (built-in or free standing), wine coolers, ice

makers or smart home automation components; or refrigerators (built-in or free standing), wine coolers, ice

makers or smart home automation components; or

(vii) concrete flatwork such as; driveways, sidewalks, walkways, paving stones or patios;

(B) report:

(i) past repairs that appear to be effective and workmanlike except as specifically required by these standards;

(ii) cosmetic or aesthetic conditions; or

(iii) wear and tear from ordinary use;

(C) determine:

(i) insurability, warrantability, suitability, adequacy, compatibility, capacity, reliability, marketability, operating costs,

recalls, counterfeit products, product lawsuits, life expectancy, age, energy efficiency, vapor barriers, thermostatic

performance, compliance with any code, listing, testing or protocol authority, utility sources, or manufacturer or

regulatory requirements except as specifically required by these standards;

(ii) the presence or absence of pests, termites, or other wood-destroying insects or organisms;

(iii) the presence, absence, or risk of asbestos, lead-based paint, MOLD, mildew, corrosive or contaminated drywall

“Chinese Drywall” or any other environmental hazard, environmental pathogen, carcinogen, toxin, mycotoxin,

pollutant, fungal presence or activity, or poison;

(iv) types of wood or preservative treatment and fastener compatibility; or

(v) the cause or source of a conditions;

(D) anticipate future events or conditions, including but not limited to:

(i) decay, deterioration, or damage that may occur after the inspection;

(ii) deficiencies from abuse, misuse or lack of use;

(iii) changes in performance of any component or system due to changes in use or occupancy;

(iv) the consequences of the inspection or its effects on current or future buyers and sellers;

(v) common household accidents, personal injury, or death;

(vi) the presence of water penetrations; or

(vii) future performance of any item;

(E) operate shut-off, safety, stop, pressure or pressure-regulating valves or items requiring the use of codes, keys,

combinations, or similar devices;

(F) designate conditions as safe;

(G) recommend or provide engineering, architectural, appraisal, mitigation, physical surveying, realty, or

I=Inspected

NI=Not Inspected

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D=Deficient

I NI NP D

- other specialist services;
- (H) review historical records, installation instructions, repair plans, cost estimates, disclosure documents, or other reports;
- (I) verify sizing, efficiency, or adequacy of the ground surface drainage system;
- (J) verify sizing, efficiency, or adequacy of the gutter and downspout system;
- (K) operate recirculation or sump pumps;
- (L) remedy conditions preventing inspection of any item;
- (M) apply open flame or light a pilot to operate any appliance;
- (N) turn on decommissioned equipment, systems or utility services; or
- (O) provide repair cost estimates, recommendations, or re-inspection services.

THE CLIENT, BY ACCEPTING THIS PROPERTY INSPECTION REPORT OR RELYING UPON IT IN ANY WAY, EXPRESSLY AGREES TO THE SCOPE OF INSPECTION, GENERAL LIMITATIONS AND INSPECTION AGREEMENT INCLUDED IN THIS INSPECTION REPORT.

This inspection report is made for the sole purpose of assisting the purchaser / client to determine his and/or her own opinion of feasibility of purchasing / and or maintaining possession of the inspected property and does not warrant or guarantee all defects to be found. If you have any questions or are unclear regarding our findings, please call our office prior to the expiration of any time limitations such as option periods. If you were not present during this inspection, please call the office to arrange for a consultation with your inspector. If you choose not to consult with the inspector, this inspection company cannot be held liable for your understanding or misunderstanding of the reports content. The contents of this report are for the sole use of the client named above and no other person or party may rely on this report for any reason or purpose whatsoever without the prior written consent of the inspector who authored the report. Any person or party who chooses to rely on this report for any reason or purpose whatsoever without the express written consent of the inspector does so at their own risk and by doing so without the prior written consent of the inspector waives any claim of error or deficiency in this report.

If a system is marked as "Deficient" it is recommended by this inspector that the client have that entire system further evaluated by a qualified licensed contractor for known and unknown problems noted in this report.

The digital pictures within this report are a representative sample only. They do not represent ALL deficiencies noted in the report and should not be considered to show all of the inaccessible areas, deficiencies or damages observed. There will be inaccessible areas, deficiencies or damages not represented with digital imaging.