PROPERTY INSPECTION REPORT

Inspected By: Joshua Furry
License #: 22202
jfurry@cinspections.com

1303 Coggin Ave, Brownwood, TX 76801
Inspection prepared for: Chris Godwin
Real Estate Agent: Doug Allen -

Date of Inspection: 11/6/2025 Time: 1:00 PM Size: 1684
Order ID: 3339 - The home was occupied. The agent attended the last portion.

PROPERTY INSPECTION REPORT FORM

Chris Godwin	11/6/2025
Name of Client	*Date of Inspection*
1303 Coggin Ave, Brownwood, TX 76801	
Address of Inspected Property	
Joshua Furry	22202
Name of Inspector	*TREC License #*
Name of Sponsor (if applicable)	*TREC License #*

PURPOSE OF INSPECTION

A real estate inspection is a visual survey of a structure and a basic performance evaluation of the systems and components of a building. It provides information regarding the general condition of a residence at the time the inspection was conducted. It is important that you carefully read ALL of this information. Ask the inspector to clarify any items or comments that are unclear.

RESPONSIBILTY OF THE INSPECTOR

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

The inspector IS required to:

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

The inspector IS NOT required to:

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

RESPONSIBILTY OF THE CLIENT

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

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

REPORT LIMITATIONS

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

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

This inspection IS NOT:

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

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

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

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices and arc-fault (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

Table Of Contents

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

I	NI	NP	D

I. STRUCTURAL SYSTEMS

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

I	NI	NP	D
✔			✔

A. Foundations

Type of Foundation(s):

Pier and beam

The crawl space access point was on the exterior on the west side.

Crawlspace Vantage Point: Entry was made within the crawlspace
Comments:

*IT IS IN MY OPINION that at the time of this inspection the foundation is performing and supporting the structure.

The inspectors opinion is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. Future performance of the structure cannot be predicted by the inspector. It is always recommended to get a second opinion on the performance of the foundation by a foundation company.

Due to the nature of pier and beam construction and the crawlspace, the entire sub floor and its components have not been completely visually inspected. There are areas that were not visible or could not be seen or was obstructed in some way. Every effort has been made to inspect as much of the sub floor as thoroughly as possible, however, the possibility exists that there is moist, soft or rotted wood on the sub floor or its components that has not been detected or located.

The client is informed at this time that the inspector is not a Structural Engineer and that this is not an Engineering Report. No special test, leveling, straight-line comparisons, lasers, etc., are made during the inspection. If any cause for concern is noted on the report or the client observes any item of concern that is not listed on the report, the client should consider an evaluation by a Structural Engineer.

TREC limitations for foundations. The inspector is not required to enter a crawl space or any areas where headroom is less than 18 inches and the width of the access opening is less than two feet, or where the inspector reasonably determines conditions or materials are hazardous to health or safety of the inspector.

Note: Previous repairs to the foundation components were observed. The homeowner should be consulted on the previous foundation work performed and possible warranty information that may apply.

Crawlspace vents should be on all four walls or a minimum of one on each opposite wall for proper cross ventilation.

Quite a few shims were used on several supports. While it is supporting the structure, these may need to be adjusted as the seasons change the house shifts. If there are concerns, I would recommend consulting with a foundation company.

Older damage was observed in the rim joist below the kitchen window and in a beam where an old bathroom was located.

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

I	NI	NP	D

One of the supports are leaning. This is one of the original supports. New supports have been added nearby.

Crawl space

Crawl space

Older damage

Multiple shims

Multiple shims

Leaning

Older damage

Crawl space

Crawl space

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

I	NI	NP	D

B. Grading and Drainage

Comments:

It is impossible to determine if all lots/yards are adequately draining without the use of special equipment or being present during a rainstorm, which is not within the scope of this inspection. Low areas or conditions that appear to be a drainage problem will be reported.

TREC LIMITATIONS: The inspector is not required to inspect flatwork or detention/ retention pond (expect as related to slope and drainage); determine area hydrology or the presence or underground water; or determine the efficiency or operation of underground or surface drainage systems.

Grading appears to be sufficient around the structure.

Note: The gutter downspouts should discharge water at least thirty-six inches (36”) away from the foundation perimeter beam. Storm water should be encouraged to flow away from the structure at the points of discharge.

Grading

Grading

Grading

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

I	NI	NP	D

C. Roof Covering Materials

Type(s) of Roof Covering:

Dimensional asphalt shingles were installed on the structure.
Viewed From:

Roof covering was observed from the roof level.
Comments:

NOTE: This inspection does not determine the insurability of the roof. It is recommended that you consult with your insurance carrier to determine if they will insure the roof.

TREC LIMITATIONS: The inspector is not required to determine the remaining life expectancy of the roof covering; inspect the roof from the roof level if, in the inspectors 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; determine the number of layers of roof covering material; identify latent hail damage; or provide an exhaustive list of locations of water penetrations or previous repairs.

Tree limbs are close to touching the roof in several locations. Recommend trimming these back to prevent damage to the roof.

There is a hole in the roof where a previous vent was located. The hole has been covered with underlayment. Repairs are recommended to prevent leaks.

Roof view

Limbs close

Hole in roof

Roof view

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

I	NI	NP	D
✔			✔

D. Roof Structure and Attics

Viewed From:

The access to the attic was located in the laundry room

The interior roof structure was viewed from the attic.

The exterior roof structure was viewed from the ground.
Approximate Average Depth of Insulation:

Insulation in the attic is approximately 6-8+ inches deep.
Comments:

TREC LIMITATIONS: The inspector is not required to enter attics or unfinished spaces where openings are less than 22 inches by 30 inches or headroom is less than 30 inches; operate powered ventilators; or provide an exhaustive list of locations or water penetrations.

Type of attic ventilation: Gable Vents

Older damage was present in the faux beams on the back side of the house.

No insulation was installed in parts of the attic. It is recommended that a minimum R-30 value be added to meet current energy standards.

Attic view

Attic view

Attic view

No insulation

Older damage

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

I	NI	NP	D
✔			✔

E. Walls (Interior and Exterior)

Wall Materials:

NOTE: All exposed walls will be inspected. Furniture, personal items and stored items are not moved by the inspector during the inspection. It is beyond the inspectors scope to determine the condition of the wall coverings except as they pertain to structural performance or moisture penetration. This inspection does not cover any issues that are considered to be environmental, such as, but not limited to, lead based paint, asbestos, radon, mold, mildew or fungi.

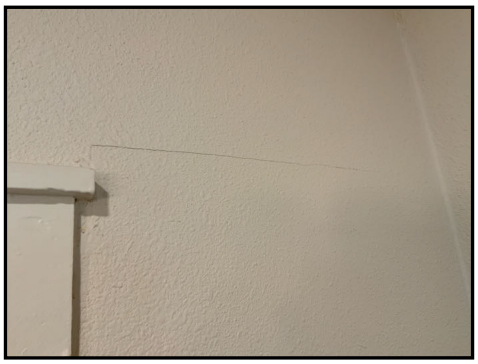
NOTE: The house was occupied, which limited the viewable areas for the inspection. We cannot move personal property to inspect as damage can occur. It is recommended that the client personally perform a walk-through inspection prior to closing after the contents have been removed.

Comments:

TREC LIMITATIONS: The inspector is not required to report cosmetic damage or the condition of floor, wall, or ceiling coverings; paints, stains, or other surface coatings; cabinets; or countertops, or provide an exhaustive list of locations of water penetrations.

Typical interior wall cracks were noted in several areas of the house. I would recommend the client monitor these cracks and patch them as needed.

The hole where the AC lines enter the structure needs to be sealed.



Small crack
Dining room

Crack in
dining room

Crack by
front door

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

I	NI	NP	D

Cracks in hallway

Crack in front bedroom

Hole needs sealed up

F. Ceilings and Floors

Ceiling and Floor Materials:

Not all interior floors are visible and/or accessible as they may be obstructed by floor coverings, furniture, stored items, construction debris, etc. This inspection does not cover any issues that are considered to be environmental, such as, but not limited to, lead based paint, asbestos, radon, mold, mildew or fungi.

NOTE: The house was occupied, which limited the viewable areas for the inspection. We cannot move personal property to inspect as damage can occur. It is recommended that the client personally perform a walk-through inspection prior to closing after the contents have been removed.

Comments:

G. Doors (Interior and Exterior)

Comments:

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

I	NI	NP	D	
✔			✔	**H. Windows**

Window Types:
• The windows are wood framed, single paned windows.
Comments:

A random sampling of windows throughout the house were tested.

TREC LIMITATIONS: The inspector is not required to exhaustively observe insulated windows for evidence of broken seals; exhaustively observe glazing for identifying labels; or identify specific locations of damage.

Windows are either difficult to open or will not open at all. This is common on homes of this age with these types of windows. This is normally caused by several layers of paint and not performing routine maintenance. This also becomes a safety issue as one window should function in each room as a means of egress in an emergency.

Window screens were observed to be missing on the windows.

One or more of the bedroom windows are inoperable. At least one window in each bedroom should fully open with free access to the outside for safety concerns

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

Comments:

No stairs were present in this residence

I	NI	NP	D	
		✔		**J. Fireplaces and Chimneys**

Locations:
• No fireplace was present at the property.
Types:
Comments:

I	NI	NP	D	
✔			✔	**K. Porches, Balconies, Decks, and Carports**

Comments:

There was not a handrail in place at the time of the inspection for the front porch. It is recommended that a graspable handrail be installed to ensure the safety of the occupants.

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

I	NI	NP	D

Handrail is missing

No handrail

☐ ☐ ☑ ☐ **L. Other**

Materials:
Comments:

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

I	NI	NP	D

II. ELECTRICAL SYSTEMS

☑ ☐ ☐ ☑ A. Service Entrance and Panels

Panel Locations:
- The main disconnect was located on the exterior of the house in the main panel
- Main electrical panel is located on the east side of the house on the exterior.

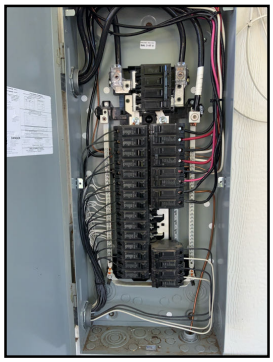
Materials and Amp Rating:
- Copper service wiring
- 200 amp

Comments:

Service entrance wiring is overhead

TREC LIMITATIONS: The inspector is not required to determine present or future sufficiency of service capacity amperage, voltage, or the capacity of the electrical system; test arc-fault circuit interrupter devices when the property is occupied or damage to personal property may result, in the inspectors reasonable judgment; report the lack of arc-fault circuit interrupter protection when the circuits are in conduit; conduct voltage drop calculations; determine the accuracy of overcurrent devices labeling; remove covers where hazardous as judged by the inspector; verify the effectiveness of overcurrent devices; or operate overcurrent devices.

The home does not meet current AFCI requirements, which is now required on all new construction. This might not have been a standard when the house was built, but we are required to note this as a deficiency by TREC standards. This does NOT have to be brought up to todays standards, but if electrical upgrades are made to the panel, it is recommended that this be added by a licensed electrician.



Panel interior

Panel interior

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

I	NI	NP	D

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring:
• Copper branch circuit wiring
Comments:

Under current electrical standards all of the exterior receptacles, all kitchen counter top receptacles, all bathroom receptacles, wet bar countertop receptacles, laundry room sink countertop receptacles, garage non-appliance dedicated receptacles and pool lighting should have GFCI protection.

TREC LIMITATIONS: The inspector is not required to inspect low voltage wiring; disassemble mechanical appliances; verify the effectiveness of smoke alarms; verify the interconnectivity of smoke alarms; activate smoke or carbon monoxide alarms that are being actively monitored or require the use of codes; or verify that smoke alarms are suitable for the hearing-impaired; remove the covers of junction, fixture, receptacle or switch boxes unless specifically required by these standards.

Power was observed to be present at the receptacle for the dryer.

Power was observed to be present at the receptacle for the range.

Spliced and taped wires or exposed connections were observed in the attic. These connections should be installed with a covered junction box with approved connectors.

Spliced wires

C. Other

Comments:

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

I	NI	NP	D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☑ ☐ ☐ ☐ **A. Heating Equipment**

Type of Systems:
• Central forced air
Energy Sources:
• The furnace is a heat pump
Comments:

ICP Brand Model: FJMA4B60L0DB Serial: F234505268 Year of Mfg: 11/2023

It is recommended that the unit be serviced once a year by a licensed HVAC company.

The heat was tested and it functioned at the time of the inspection.

TREC LIMITATIONS: The inspector is not required to program digital thermostats or controls; inspect for pressure of the system refrigerant, type of refrigerant, type of refrigerant, or refrigerant leaks; winterized evaporative coolers; or humidifiers, dehumidifiers, air purifiers, motorized dampers, electronic air filters, multi-stage controllers, sequencers, heat reclaimers, wood burning stove, boilers, oil-fired units, supplemental heating appliances, deicing provisions, or reversing values; operate setback features on thermostats, or controls; cooling equipment when the outdoor temperature is less than 60 degrees Fahrenheit; radiant heaters, steam heat systems, or unvented gas-fired heating appliances; or heat pumps when temperatures may damage equipment; verify compatibility of components; the accuracy of thermostats; or the integrity of the heat exchanger; or determine sizing, efficiency, or adequacy of the system; uniformity of the supply of conditioned air to the various parts of the structure; or types of materials contained in insulation.

Heat was functional

Data tag

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

I	NI	NP	D
✔			✔

B. Cooling Equipment

Type of Systems:
• Central forced air
Comments:

The inspection of the AC/cooling system is not a guarantee or warranty of the system. As such, I do not accept responsibility for any problems that may happen in the future. Please consult the seller's disclosure. Only the current owner of the property will have accurate knowledge of the system, including its past performance and age.

To inspect the heat pump system, home inspectors use only its normal operating controls, such as the thermostat and electric switches. We check for signs of condensation leaks, major rust and corrosion. We check the insulation around the refrigerant line. The condensation water from the evaporator coil should be properly draining away. We also check for a disconnect switch within line of sight.

The air conditioning system was tested and responded to the on/off command at the inside thermostat controllers. The differential temperature between the supply and return vents was within industry standards at the time of inspection.

It is recommended that the unit be serviced once a year by a licensed HVAC company.

AC Condenser - ICP Brand - Model: N4H5S60AKAAAABAB Serial: E234102896 Year of Mfg: 10/2023

Differentials on the system were: Supply 50 degrees, Return 67 degrees, Difference of 17 degrees.

The condensate drain has come loose in the attic, at the unit. This is causing it to drip into the pan and out through the secondary drain. Repairs are recommended.

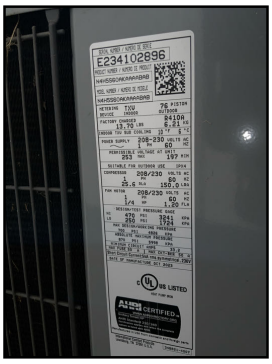
Disconnected

Return Temp

Supply Temp

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

I	NI	NP	D



Data tag

☑ C. Duct Systems, Chases, and Vents

Comments:

Visually inspected the accessible areas of the HVAC ductwork only.

While I try to verify that leaks around the plenum, connections and supply registers are not present, it is not always possible to check every connection. Access to these connections is sometimes limited by headroom and the level of insulation. My inspection is limited and includes the basic operation of the system and does not include checking that the system is balanced between supply registers.

The inspector is not required to determine the uniformity of the supply of conditioned air to the various parts of the structure or to determine the efficiency, adequacy or capacity of the duct system. The condition of ducts under slabs, covered, covered by attic insulation or in other inaccessible areas cannot be determined.

☑ D. Other

Comments

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

I	NI	NP	D

IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution System and Fixtures

Location of Water Meter:
• Front of the structure, near the road.
Location of Main Water Supply Valve:
• Next to meter.
Comments:

Type of visible supply pipe material -- PEX

This inspection does not determine the age, composition or condition of the inaccessible and/or non-visual plumbing pipes. Client should be made aware that a complete inspection of the gas, waste and water supply piping using video cameras, hydrostatic and supply line testing will reduce risk as underground plumbing repairs are expensive.

TREC LIMITATIONS: The inspector is not required to operate any main, branch, or shut-off valves; operate or inspect sump pumps or waste ejector pumps; inspect any system that has been winterized, shut down, or otherwise secured; circulating pumps, free-standing appliances, solar water heating systems, water conditioning equipment, filter systems, water mains, private water supply systems, water wells, pressure tanks, sprinkler systems, swimming pools, or fire sprinkler systems; the inaccessible gas supply system for leaks; for sewer clean-outs; or for the presence or operation of private sewage disposal systems; determine quality, potability, or volume of the water supply; or effectiveness of back flow or anti-siphon

B. Drains, Wastes, and Vents

Comments:

Type of visible drain piping material - PVC

NOTE: The use of specialized equipment such as camera scopes are NOT used to inspect drain lines as this is outside the scope of a normal home inspection. While the lines appear to drain expected, clogs or damage could be present within the plumbing lines. If concerns exist regarding the condition of the drain lines, a plumber should be consulted.

Drains functioned at the time of inspection.

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

I	NI	NP	D

C. Water Heating Equipment

Energy Source:
• Water heater is electric
• Water heater is located in the master closet
Capacity:
• Unit has a 50 gallon capacity.
Comments:

Rheem Brand - Model: XE50M06ST45U1 Serial: Q021730779 Mfg: 01/2017

Data tag

D. Hydro-Massage Therapy Equipment

Comments:

There is not a spa tub installed.

E. Gas Distribution Systems and Gas Appliances

Location of Gas Meter:
Type of Gas Distribution Piping Material:
Comments:

F. Other

Materials:
Comments:

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

I	NI	NP	D

V. APPLIANCES

☑ A. Dishwashers

Comments:

Dishwasher was operational at the time of inspection.

The kick plate for the dishwasher is not removed for inspection under the unit.

TREC LIMITATIONS: The inspector is not required to operate or determine the condition of other auxiliary components of inspected items; test for microwave oven radiation leaks; inspect self-cleaning functions; test trash compactor ram pressure; or determine the adequacy of venting systems.

☑ B. Food Waste Disposers

Comments:

Operational and functional at the time of the inspection

Disposal

☑ C. Range Hood and Exhaust Systems

Comments:

The range hood was functional at the time of the inspection

Self filtering unit with fan vented to the exterior.

The vent was terminated in the attic and should extend to the exterior

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

I	NI	NP	D

Range hood was functional

Vents to attic

☑ D. Ranges, Cooktops, and Ovens

Comments:

Oven(s): Electric

Cook top: Electric

The cook top was functional

The oven was tested at 350 degrees and reached an internal temperature of approximately 355 degrees using an oven thermometer.

Cooktop was functional

Oven temp

☑ E. Microwave Ovens

Comments:

The microwave unit was a countertop type appliance and was not tested.

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

I	NI	NP	D

✔ ☐ ☐ ✔ F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

Current guidelines state indicate that a bath fan or window be in all bathrooms to ensure ventilation of moisture. This is especially important where bathtubs or showers are present.

The bath fans functioned at the time of inspection.

The bath fan(s) terminated in the attic space and should be vented to the exterior to prevent moisture build up in the attic.

Bath fan was functional

Bath fan was functional

Bath fan was functional

Vents to attic

☐ ☐ ✔ ☐ G. Garage Door Operators

Door Type:
Comments:

A garage door was not installed.

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

I	NI	NP	D	
✔				**H. Dryer Exhaust Systems**

Comments:

The dryer exhaust vent should terminate at the exterior of the structure. The vent pipe should not exceed {25 ft} for electric dryers and typically {35 ft} for gas units. Metal ducting is recommended and there should be no screws penetrating the duct that may collect lint. The dryer vent should terminate outside with a backdraft damper and no screens.

I	NI	NP	D	
		✔		**I. Other**

Observations:

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

I	NI	NP	D

VI. OPTIONAL SYSTEMS

I	NI	NP	D	
✔				**A. Landscape Irrigation (Sprinkler) Systems**

Comments:
• TREC LIMITATIONS: The inspector is not required to inspect for effective coverage of the sprinker system; the automatic function of the timer or control box; the effectiveness of the rain or freeze sensor; or sizing and effectiveness of anti-siphon devices or backflow preventers.
• The sprinkler system appeared functional and was tested in the manual setting only. Since we are unsure of the actual number of sprinkler heads in a particular zone, there may be additional heads buried under the grass or dirt.

I	NI	NP	D	
		✔		**B. Swimming Pools, Spas, Hot Tubs, and Equipment**

Type of Construction:
Comments:
• A pool was not installed.

I	NI	NP	D	
	✔			**C. Outbuildings**

Materials:
• A storage shed was present at the property, but was not inspected.
Comments:

I	NI	NP	D	
		✔		**D. Private Water Wells (A coliform analysis is recommended)**

Type of Pump:
Type of Storage Equipment:
Comments:
• A water well was not installed.

I	NI	NP	D	
		✔		**E. Private Sewage Disposal Systems**

Type of System:
Location of Drain Field:
Comments:

A septic system was not installed.

I	NI	NP	D	
		✔		**F. Other Built-in Appliances**

Comments:

I	NI	NP	D	
		✔		**G. Other**

Comments:

Glossary

Term	Definition
AFCI	Arc-fault circuit interrupter: A device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.

Report Summary

Maintenance/Minor Items		
STRUCTURAL SYSTEMS		
Page 5 Item: A	Foundations	Crawlspace vents should be on all four walls or a minimum of one on each opposite wall for proper cross ventilation. Quite a few shims were used on several supports. While it is supporting the structure, these may need to be adjusted as the seasons change the house shifts. If there are concerns, I would recommend consulting with a foundation company.
Page 8 Item: C	Roof Covering Materials	Tree limbs are close to touching the roof in several locations. Recommend trimming these back to prevent damage to the roof.
Page 9 Item: D	Roof Structure and Attics	Older damage was present in the faux beams on the back side of the house.
Page 10 Item: E	Walls (Interior and Exterior)	Typical interior wall cracks were noted in several areas of the house. I would recommend the client monitor these cracks and patch them as needed. The hole where the AC lines enter the structure needs to be sealed.
Page 12 Item: H	Windows	Windows are either difficult to open or will not open at all. This is common on homes of this age with these types of windows. This is normally caused by several layers of paint and not performing routine maintenance. This also becomes a safety issue as one window should function in each room as a means of egress in an emergency. Window screens were observed to be missing on the windows.
ELECTRICAL SYSTEMS		
Page 14 Item: A	Service Entrance and Panels	The home does not meet current AFCI requirements, which is now required on all new construction. This might not have been a standard when the house was built, but we are required to note this as a deficiency by TREC standards. This does NOT have to be brought up to todays standards, but if electrical upgrades are made to the panel, it is recommended that this be added by a licensed electrician.
APPLIANCES		
Page 21 Item: C	Range Hood and Exhaust Systems	The vent was terminated in the attic and should extend to the exterior
Page 23 Item: F	Mechanical Exhaust Vents and Bathroom Heaters	The bath fan(s) terminated in the attic space and should be vented to the exterior to prevent moisture build up in the attic.

Repair/Replace/Seek Further Evaluation		
STRUCTURAL SYSTEMS		
Page 5 Item: A	Foundations	Older damage was observed in the rim joist below the kitchen window and in a beam where an old bathroom was located. One of the supports are leaning. This is one of the original supports. New supports have been added nearby.
Page 8 Item: C	Roof Covering Materials	There is a hole in the roof where a previous vent was located. The hole has been covered with underlayment. Repairs are recommended to prevent leaks.
Page 9 Item: D	Roof Structure and Attics	No insulation was installed in parts of the attic. It is recommended that a minimum R-30 value be added to meet current energy standards.
Page 12 Item: H	Windows	One or more of the bedroom windows are inoperable. At least one window in each bedroom should fully open with free access to the outside for safety concerns
Page 12 Item: K	Porches, Balconies, Decks, and Carports	There was not a handrail in place at the time of the inspection for the front porch. It is recommended that a graspable handrail be installed to ensure the safety of the occupants.
ELECTRICAL SYSTEMS		
Page 15 Item: B	Branch Circuits, Connected Devices, and Fixtures	Spliced and taped wires or exposed connections were observed in the attic. These connections should be installed with a covered junction box with approved connectors.
HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS		
Page 17 Item: B	Cooling Equipment	The condensate drain has come loose in the attic, at the unit. This is causing it to drip into the pan and out through the secondary drain. Repairs are recommended.