



Matthew Kenny - Licensed Professional Real Estate Inspector

TREC License #09997



PROPERTY INFORMATION

Address: 123 Main St, Anytown TX
Prepared for: Charlie Connors

Type of inspection:	<u>Resale</u>	<input checked="" type="checkbox"/> Occupied	<input type="checkbox"/> Vacant	<input type="checkbox"/> Under construction
Orientation: Home faces	<u>East</u>	Bedrooms: <u>4</u>	Bathrooms: <u>4.0</u>	
Builder (if applicable):	<u>Unknown</u>	Square footage: <u>4,812 sf</u>	<small>(per public record)</small>	
		Sewer:	<input checked="" type="checkbox"/> Public	<input type="checkbox"/> Private septic
Exterior cladding:	north <u>masonry / stucco</u>	Water service:	<input checked="" type="checkbox"/> Public	<input type="checkbox"/> Private well
	east <u>masonry</u>	Approx. year of construction:	<u>2001</u>	
	south <u>masonry</u>	Weather:	<u>light rain</u>	Temperature: <u>48-66</u> °F
	west <u>masonry / stucco</u>			
	roof <u>composite shingle</u>			

--- This firm is licensed and regulated by the Texas Real Estate Commission (TREC) ---

ARMADILLO HOME INSPECTION

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Property Location: 123 Main St, Anytown TX	Inspected By: Matthew Kenny	Insp Date: January 1, 2020
Prepared For: Charlie Connors	TREC License: #09997	Time: 9:00 AM

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PART 1: TREC CONSUMER NOTICE





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PART 1 - PROPERTY INSPECTION REPORT NOTICE

Prepared For: Charlie Connors
(Name of Client)

Concerning: 123 Main St, Anytown TX
(Address or Other Identification of Inspected Property)

By: Matthew Kenny TREC License: #09997 01/01/20
(Name and License Number of Inspector) (Date)

Not required for Professional Inspector License holder
(Name, License Number and Signature of Sponsoring Inspector, if required)

PURPOSE, LIMITATIONS, AND INSPECTOR / CLIENT RESPONSIBILITIES

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read ALL of this information.

This inspection is subject to the rules ("Rules") of the Texas Real Estate Commission ("TREC"), which can be found at www.trec.texas.gov.

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standards for inspections by TREC-licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is NOT required to turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

In this report, the inspector shall indicate, by checking the appropriate boxes on the form, whether each item was inspected, not inspected, not present or deficient and explain the findings in the corresponding section in the body of the report form. The inspector must check the Deficient (D) box 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 TREC Standards of Practice. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing components, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

Some items reported may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards or Deficiencies below.

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods.



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Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

Each year, Texans sustain property damage and are injured by accidents in the home. While some accidents may not be avoidable, many other accidents, injuries, and deaths may be avoided through the identification and repair of certain hazardous conditions. Examples of such hazards include:

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas;
- malfunctioning arc fault protection (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).

To ensure that consumers are informed of hazards such as these, the Texas Real Estate Commission (TREC) has adopted Standards of Practice requiring licensed inspectors to report these conditions as "Deficient" when performing an inspection for a buyer or seller, if they can be reasonably determined.

These conditions may not have violated building codes or common practices at the time of the construction of the home, or they may have been "grandfathered" because they were present prior to the adoption of codes prohibiting such conditions.

While the TREC Standards of Practice do not require inspectors to perform a code compliance inspection, TREC considers the potential for injury or property loss from the hazards addressed in the Standards of Practice to be significant enough to warrant this notice.

Contract forms developed by TREC for use by its real estate licensees also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms require a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

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



STOP. DO NOT PROCEED WITHOUT READING THE ABOVE INFORMATION FROM TREC.



PART 2: REALTOR / BUILDER SUMMARY





COLOR CODING LEGEND	
	= Strongly recommended
	= Recommended
	= Recommended but low priority, or a call to attention
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PART 2 - EXECUTIVE SUMMARY

*** BUYERS SHOULD READ FULL REPORT ***

THIS SUMMARY IS ONLY A PARTIAL LIST: The below partial list is provided so that realtor is aware of some of the more significant issues contained in the report. Refer to detailed report for additional items that client may wish to have addressed including suggestions, items not deemed deficient by TREC, and items that were not typical building practice at time of construction.

NOTE ON COLOR CODING: Color coding is provided as an aid to help buyer differentiate between vital repairs that affect the function or safety of home and other repairs that, although recommended, may not need to be performed immediately. In the opinion of the inspector, all items noted below should be performed as soon as possible or they may begin to affect the function of the home and could lead to costly repairs. Color coding should not be viewed as a directive or advice from inspector; all repairs recommended should be performed.

WHY IS THE REPORT SO LONG?: A report with a long list of items is not necessarily a reflection on the condition of the home; the Texas Real Estate Commission (TREC) regulates home inspectors, and we must inspect to the current standards of practice they have set forth. A house built in 1990, for example, will not meet all the standards set forth today, nor would you expect it to. It is my responsibility to list all items I discover and then help you understand the present condition of the home you are purchasing so that you may make an informed decision.

It is important to realize that not everything listed in the report must be repaired. Many items are simply listed for your information and are considered common minor flaws found in most homes. Some items listed in this report are required repairs while other items are simply recommendations based on years of experience building, executing repairs, and performing inspections.

The findings in this report are thorough because my clients deserve that level of service. Every home, regardless of age or price, is going to have some items that are reportable according to the Texas Real Estate Commission (TREC) standards of practice.

I. STRUCTURAL SYSTEMS

- 1 Gutter downspouts should terminate at least 5' away from foundations to prevent oversaturation of soils against foundation. However, as this is often impractical, splash blocks should be installed under each downspout to prevent soil erosion against foundation and to direct water away from foundation.
- 2 High soil lines to right of front stairs and below kitchen window. At least 6" of clearance is recommended between exterior grade and interior finish floors and/or exterior siding. This is required to prevent water entry to the structure interior during heavy rains and also to inhibit termite accessibility.
- 3 Minor shingle granule loss throughout the roof surface due to weathering and wear and tear, particularly at ridgelines and leading edges of shingles, as expected with a roof of this age.
- 4 Furnace flues are equipped with a rain hood to divert water away from joint between flue pipe and roof 'thimble' (roof boot). These hoods must be caulked to the pipe to prevent water from entering attic space.
- 5 Kickout flashing is recommended wherever a roof edge meets a vertical wall to direct water runoff away from the wall joint. This is particularly important at stucco areas (at rear of home above BBQ).
- 6 Caulking of exposed fasteners at all flashings is required to prevent water from entering attic structure through nail hole.
- 7 Gutters filled with debris at east and south sides and requires cleaning.
- 8 Small section of wall insulation has fallen from attic space in upper study closet to left of door. Recommend reinstallation.
- 9 A piece of cornice stone above garage windows is upside down; cosmetic only. No repair required.
- 10 Door leading to garage is required to be equipped with self-closing hinges to prevent passage of harmful fumes into residence and to maintain fire barrier. [IRC 302.5.1]
- 11 Rear kitchen and master bedroom exterior door deadbolt is operated by key on the inside face. Thumbturn deadbolts are required in lieu of keyed deadbolts on exterior doors for quick egress in the event of an emergency.
- 12 Recommend caulking touchup around all masonry window exteriors to prevent water penetration and air infiltration, particularly at master bedroom, front sitting room, and above front entry.
- 13 NOTE - screens have been removed from all windows. It is advised buyer request seller to confirm screens are available for all windows.
- 14 Joists on deck are making wood to ground contact without being raised by a concrete plinth. This ground contact will accelerate decay (even on treated posts unless labeled for 'direct burial') and invite wood destroying insect activity.
- 15 Loose deck boards at 6' and 11' in front of large oak tree should be secured to prevent trip hazard.

II. ELECTRICAL SYSTEMS & FIXTURES

SERVICE (MAIN) PANEL

- 1 Additional labeling of circuits in panel required so areas served by breakers can be identified.
- 2 Main service panel does not have a safe working clearance from shrubs. 30" from side to side and 36" in front of panel is required.
- 3 Seal open knockout at bottom of service panel to prevent pest and water entry.
- 4 Neutral bar in service panel has doubletaps (i.e. two or more wires share the same screw). While this is acceptable for ground wires, this is against standard practice for neutral wires.
- 5 Light rusting to breakers in service panel can lead to breaker failure. This should be evaluated by licensed master electrician while above repairs being facilitated.

SUBPANEL

- 6 Trip ties are required where a 4-wire cable (two hots, a neutral, and a ground wire) is split between two breakers sharing the common neutral. Trip tie ensures that both breakers will trip simultaneously. This is missing at two top right breakers.
- 7 Under current standards, dishwasher outlets are required to be on a GFCI receptacle or circuit. Disposals are not required to be on a GFCI circuit, but it is recommended.



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OUTLET NOTES

- 8 BBQ GFCI outlet failed to trip when tested. Recommend repair.
- 9 BBQ outlet above fridge is full of mud / debris and should be replaced.

LIGHT FIXTURE / SWITCH NOTES

- 10 Light fixture in upper attic is lacking a protective cover around the exposed bulb, which is required under current building standards.
- 11 Light bulb in upper rear guest closet requires replacement.
- 12 Northern BBQ fan was not functioning and would not respond to remote control (although light fixture was functioning). Suggest repair or possible remote control battery replacement.
- 13 Recessed can above master hallway shower is required to be in a water resistant type enclosure.
- 14 Screws missing from light switch faceplate in upper rear bedroom.

SMOKE & CARBON MONOXIDE DETECTORS

- 15 Modern requirements call for a carbon monoxide detector to be present within the vicinity of the bedrooms when fireplaces, gas appliances, or an attached garage are present [IRC R315.1]

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

- 1 A tear in the duct seal between the lower level evaporator cabinet and the supply plenum should be sealed as conditioned air is currently leaking into attic space.
- 2 The primary condensate drain line at both HVAC units is lacking insulation which is required to prevent sweating, or condensation drip, onto attic floor which may eventually cause staining to the drywall ceiling below. Recommend insulating entire length of line.
- 3 Light rusting to fasteners on exterior of upper level A/C cabinet is likely from sweating of cabinet.
- 4 Furnace fan on lower level furnace is somewhat noisy; condition should be monitored and repaired if noise increases.
- 5 Interior of ductwork has a thin layer of dust and a duct cleaning is recommended especially for occupants with allergen sensitivity.

IV. PLUMBING SYSTEM & FIXTURES

- 1 Master toilet handle is loose and allows excess handle chain to become trapped under the flapper, causing toilet to run. Repair required.
- 2 Master hall bath toilet flapper in fill tank is worn and requires replacement. This flapper allows water to slowly trickle from the tank to the bowl, and will cause the tank to automatically refill sporadically.
- 3 Inside corners of both upper shower walls are recommended to be sealed with flexible sanded caulking in lieu of grout to seal cracking that would allow water to enter wall cavity. If the corners have not cracked yet, most do eventually without flexible caulking.
- 4 Minor drip at joint where both upper level showerheads attach to pipe nipple extending from wall. Tightening of joint or applying plumber tape will alleviate this issue.
- 5 Water pressure at exterior hose bib (122 psi) was greater than the required maximum pressure of 80 psi. A pressure reducing valve at the meter may need to be added; pressure over 80 psi may cause issues with some fixtures and piping joints.
- 6 Recommend adding clamp to HVAC condensate line where it attaches to p-trap under left jack and jill sink to prevent leaks.
- 7 Heavy leak to water line connections under master hall bath faucet during use. Repair required.
- 8 Slow drain at master hall sink. Drain cleaning service recommended.
- 9 Overflow on master tub is not secured, so any water that reaches the overflow point will drip into cavity below tub. Repair recommended.
- 10 No visible bonding wire on gas line at meter. It is possible that system is grounded inside of a wall or attic, although current standards dictate ground should be visible. Note that the steel gas pipe enters the ground and therefore there is the misconception that the system is 'grounded'. However, the gasket at the meter connection breaks the continuity of the metal and bonding is therefore still required. Further, even if the gasket was not an issue, the bond must be run back to the house electrical ground at the service panel; 2 separate grounding systems are not allowed.

V. APPLIANCES

- 1 Dishwasher drain line must be raised to underside of the counter (at least above the halfway point of sink) to prevent backflow of dirty sink water into a clean dishwasher.
- 2 Small leak where drain pipe attaches to garbage disposal should be repaired (water must be run for a minute or more, but staining was visible on cabinet bottom indicating past drips).
- 3 Garage doors with motorized openers should have the door lock disabled to prevent damage to door and motor unit from accidental locking.
- 4 Birds nest observed in what is believed to be dryer vent (rightmost vent above exterior electric panel) should be removed to prevent collection of lint and fire hazard.



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VI. OPTIONAL SYSTEMS

SPRINKLER SYSTEM

- 1 Zone 4 - head just east of oak tree is clogged and should be cleaned or replaced
- 2 Zone 6 - 1. head at end of pool waterfall is broken and sprays into air
2. underground leak at bottom right of firepit stairs
3. head by north side gate sprays walkway; suggest swap to a side spray head instead of 180 degree head
- 3 Zone 7 - 1. head at south fence is a rotor that spray neighbors yard. Suggest switching to side spray head.
2. head at north end of grass is leaning and does not adequately spray lawn. Repair required.

POOL & POOL EQUIPMENT

- 4 Spa light not functioning. Recommend repair.
- 5 Lights around pool deck steps were being repaired by owner at time of inspection.
- 6 Lack of expansion joint between pool coping and decking. This may causing cracking around the perimeter of the pool deck due to differential movement between pool bond beam (buried sides) and decking.
- 7 Gates leading to pool area must have latches that are at least 54" high to prevent access by children (currently 45" high)
- 8 Gates leading to pool area must be self closing to prevent access by children. Gates have spring hinges but should be adjusted / replaced, as the gate does not self-close.
- 9 Robotic cleaner tail has detached from body and should be reattached.
- 10 Pool plumbing pipes and valves should be labeled for their intended use.
- 11 Exposed pool plumbing pipes are recommended to be painted to protect against UV degradation.
- 12 Minor leak at hose connection to cleaner booster pump outlet. This should be tightened / adjusted.
- 13 Heater control panel was missing face, prohibiting operation from the panel itself. However, heater could be operated from control panel in house and pool panel on exterior wall.
- 14 Slight corrosion to exterior of burner in pool heater. This is typical due to presence of chlorine and exposure to outside elements. Pool heaters typically have a short 10 year life expectancy.
- 15 Salt water generator requires service. Salt levels are below 2600 ppm and "service" lights are on.
- 16 Main breaker protecting pool equipment (located in main service panel) is recommended to be GFCI protected, even if the pool panel itself provides GFCI protection for underwater lighting.
- 17 GFCI outlet on side of pool panel did not trip when tested with device and should be replaced.
- 18 All pump motors should be bonded with a #6 copper wire and grounded to the electrical system panel or grounding rod. This is required for safety. Cleaner booster pump is not bonded.
- 19 Autofill for pool (on north side) is tied into irrigation zone #9 and will only fill the pool when programmed by the irrigation control panel. However, when tested, the float switch inside the autofill did not stop the flow of water, even when the pool was above the overflow mark. Suggest replacement or repair.
- 20 Small leak to back side of waterfall at SW corner.

OTHER

- 22 Rotisserie not installed at BBQ. Buyer should inquire with seller if available.
- 23 No battery installed for ignitor for BBQ back burner.
- 24 Cover missing on low voltage panel on exterior of home by electrical panel.

COSMETICS:

- 25 Minor stress cracking of drywall noted at pantry wall corners and garage (typical in an unconditioned room). Cracks should be monitored for worsening condition; otherwise, no action required.
- 26 Minor stress cracking of floor tile noted at center of laundry room and in front of rear door. Cracks should be monitored for worsening condition; otherwise, no action required.
- 27 Light separation of caulking joints at:
 - inside corners of window headers and jambs
 - window sills
 - inside corners of baseboards and baseboard joints
 - where baseboards meet door trim
 - where baseboards meet tile floorsThis is typical. Over time the water content of inexpensive caulking dries out, causing shrinking and cracking. Touchup with higher quality silicone caulking can be performed.
- 28 Small drywall patch observed at ceiling corner in upper bonus room, above curved guardrail. Noted for record; no repair required.

PART 3: DETAILED REPORT





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KEY: = Inspected NI = Not Inspected NP = Not Present D = Deficient

PART 3 - DETAILED REPORT

I. STRUCTURAL SYSTEMS

NI NP D **A. Foundations** (If all crawl space areas are not inspected, provide an explanation)

1. Type of foundation: Slab on grade _____
2. Crawl space: Yes No
3. Indications of foundation movement: see below _____
4. Trees overhanging footprint: Yes No
5. Comments (An opinion on performance is mandatory):

FOUNDATION GENERAL NOTES

- a. NOTE - All wood framed buildings are dynamic, not static. All foundations will experience some minor settling due to the soil yielding to the weight of the home, expansion and contraction of the soil caused by water or drought, soil erosion, and many other factors. Materials themselves will also experience movement and cracking due to wind, moisture permeability (swelling and shrinking of brick, masonry and wood with varying moisture content) , thermal expansion and contraction between seasons and sun position, etc. This movement and cracking is most noticeable where two different materials with different expansion/contraction rates meet (e.g. wood to masonry, stucco to wood, etc). Therefore, there is always an acceptable amount of settling and movement occurring. Inspectors use professional judgment along with industry guidelines to determine what is an acceptable amount of movement beyond what is absorbed by expansion and control joints.
- b. NOTE - This is a cursory and visual observation of the conditions and circumstances present at the time of this inspection. Opinions are based on observations made without sophisticated testing procedures. Therefore, the opinions expressed are one of apparent conditions and not absolute fact and are only good for the date and time of this inspection.
- c. Due to constantly changing conditions, all concrete cracks should be closely monitored for worsening condition. A crack that has remained the same for several years can change quickly. A good rule of thumb is a crack in concrete becomes a structural deficiency if it settles differentially or widens greater than 1/8".
- d. With very few exceptions, all concrete cracks. As the concrete dries out, the water vaporizes and the concrete shrinks slightly, causing hairline fractures. These can be controlled by well placed control and expansion joints, but is extremely difficult to prevent. All residence should expect some cracking of the garage, driveway, and under the floor finishes inside the home. The amount and type of cracking (described in above note) is what causes the difference between a normal, acceptable stress/shrinkage crack and a lateral/differential movement of concrete.

FOUNDATION EXTERIOR GRADE BEAM

- e. One or more trees have a canopy that overhangs the building footprint. In general, a tree's root system is roughly the same diameter as a tree's canopy. Therefore, there exists the potential for roots under the foundation at this area, which may cause an issue in the future. However, no issues were observed at the time of inspection.
- f. BUYER NOTE - front patio was poured simultaneously ('monolithically') with the house foundation and therefore is part of the structural house foundation.
- g. BUYER TIP - During hot summer months, soaker hoses or irrigation should be used to keep the soil around the foundation moist. This area of Texas has heavy limestone caliche content that shrinks and swells with varying moisture levels. This can lead to foundation settling during excessive expansion/contraction of surrounding soils.
- h. Hairline crack to foundation exterior grade beam below kitchen window. These cracks are less than 1/16" and do not transfer to the supported masonry. Further, no signs of structural movement such as drywall and tile cracks or sticking doors or windows were noted. Therefore, these cracks do not, in the opinion of inspector, represent a need for further review or repair. However, cracks should be monitored and action taken if any conditions change.



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- i. The underpinning (thin stucco / cementitious coating) around the foundation was cracking and spalling at some areas which is a cosmetic issue and not a structural issue. This is often caused by a lack of a bond break or slip sheet between the masonry and foundation.
- j. No evidence of cracking observed at exterior grade beam other than noted above.

FOUNDATION INTERIOR

- k. No reportable detrimental fractures observed at garage floor.
- l. INSPECTION LIMITATION - some areas of garage floor were obscured from view by stored material. However, some hairline cracking of garage floors is typical and can be expected.
- m. NOTE - Inspector can not view cracks under floor finishes inside the home. Cracks in concrete do not always transfer up through floor tile, nor is a crack in a floor tile indicative of a concrete crack below. The best method for determining foundation performance is to evaluate the structure in its entirety.

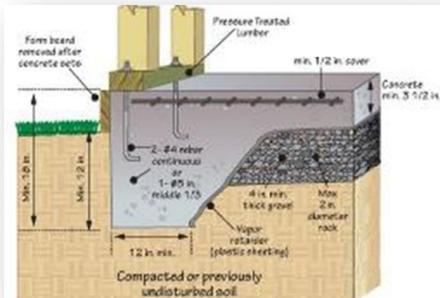
DRIVEWAY & PATIOS

- n. Lateral concrete fractures at driveway. These cracks are common in a driveway due to poor soil compaction, lack of an exterior grade beam (thickened concrete at edges), and light reinforcement.
- o. No reportable detrimental fractures observed at patios.

SUMMARY: OVERALL FOUNDATION PERFORMANCE

p. The foundation appears to be providing adequate support for the structure based on a limited visible observation. At this time, the inspector did not observe any evidence that would indicate the presence of significant deflection in the foundation. There were no notable functional problems with doors or windows resulting from foundation movement. The interior and exterior stress indicators showed little effects of movement and the inspector perceived the foundation to contain no *significant* unevenness after walking the 1st level floors. This inspection is visual only and does not employ sophisticated testing procedures, or elevation / levelness surveys. However, buyer should refer to the above notes and observations for areas to be monitored and for suggested improvements.

At the time of inspection, no significant cracking to the visible portions of the exterior grade beam were observed and no signs of visible major foundation movement noted. Therefore, evidence of significant structural movement that would be considered detrimental to the function of the building was not discovered.



Typical slab construction in TX



Item H



Item I

I NI NP D

B. Grading and Drainage

1. Sloped away from house: Yes No
2. Comments:
 - a. Lot slopes towards house on south side. Grade is recommended to be sloped away from the home a minimum of 6" over the first 10'. Negative grading can cause foundation and water penetration issues; however, due to height of foundation above grade water penetration does not appear to be a factor.
 - b. Gutter downspouts should terminate at least 5' away from foundations to prevent oversaturation of soils against foundation. However, as this is often impractical, splash blocks should be installed under each downspout to prevent soil erosion against foundation and to direct water away from foundation.
 - c. High soil lines to right of front stairs and below kitchen window. At least 6" of clearance is recommended between exterior grade and interior finish floors and/or exterior siding. This is required to prevent water entry to the structure interior during heavy rains and also to inhibit termite accessibility.



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Item A



Item B



Item C

I NI NP D

C. Roof Covering Materials

1. Type of roof covering: Composition Shingle (Architectural) Composition Shingle (3 Tab)
 Metal Clay/Concrete Other: _____
2. Viewed from: Walking From ground From eave with ladder
3. Evidence of prior repairs: see below
4. Appearance of flashings & penetrations (incl chimney): Acceptable In need of repair
5. Chimney cricket: Acceptable Missing Not required No chimney
6. Gutters present: All roof edges Partial No gutters
7. Comments:
 - a. Age of roof covering can not be determined (2011 per seller), but with the exception of the below items appears to be in good overall shape and functioning properly at time of inspection. Typical life expectancy for this type of roof is 20 yrs +/- (even on '25 / 30 year' roofs).
 - b. IMPORTANT NOTE - this inspection does not determine insurability of roof. Rather, inspection identifies deficiencies found in the roof system and offers suggestions for maintenance. The opinion of a roofer or insurance adjuster will vary widely from this report and may be influenced by other factors.
 - c. BUYER NOTE - It is normal for the shingles to have a slight ridge or 'bump' alongside a vertical wall. This is caused by a ridge built into the wall-to-roof flashing that prevents water from traveling back under the shingles. When shingles are installed over this flashing ridge, a hump forms in the shingle surface.
 - d. In composite shingle roofs, some telegraphing (raised lines) of the roof is not uncommon and in light amounts is not typically recognized as a deficiency. Although sometimes due to decayed or weakened sheathing, telegraphing is more likely due to rafter framing variations, framing and sheathing misalignment, and/or the use of thin roof sheathing. These variations are exacerbated by thin composite shingles.
 - e. Most roof shingle manufacturers recommend that gutters from upper roofs do not dump water directly onto lower roofs; a downspout should be attached to direct water to the lower gutter or roof edge. Although this does not void the shingle manufacturer's warranty, they will not cover a loss caused by this condition. The majority of homeowners decline to have the downspout installed due to the unsightly result.
 - f. Minor shingle granule loss throughout the roof surface due to weathering and wear and tear, particularly at ridgelines and leading edges of shingles, as expected with a roof of this age.
 - g. Furnace flues are equipped with a rain hood to divert water away from joint between flue pipe and roof 'thimble' (roof boot). These hoods must be caulked to the pipe to prevent water from entering attic space.
 - h. Kickout flashing is recommended wherever a roof edge meets a vertical wall to direct water runoff away from the wall joint. This is particularly important at stucco areas (at rear of home above BBQ).
 - i. Caulking of exposed fasteners at all flashings is required to prevent water from entering attic structure through nail hole.
 - j. Gutters filled with debris at east and south sides and requires cleaning.

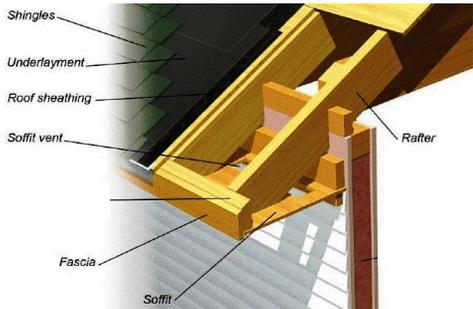


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Roofing Components



Layers of a composite shingle



Item C (sample photo)



Item E (sample photo)



Item G



Item H



Item I



Item J

I NI NP D

D. Roof Structure and Attics

- Viewed from access point at: garage, master closet, upper study, upper hall
- Approximate average depth of insulation: 10-12 " Posted R-Value: none
- Insulation type: Batts Blown cellulose Blown fiberglass Rock wool Spray foam
- Visible evidence of moisture penetration Yes No
- Firestop at chimney penetration: Yes No Not accessible No chimney
- Bathroom vents terminate to exterior Yes No (*where visible*)
- Venting via: soffit ridge gable static wind turbine electric fan unvented
- Ventilation adequate? Yes No unvented (spray foam)
- Duct damage: see HVAC section
- Attic lighting with accessible switch: Yes No
- Boarded path to equipment? Yes No No attic equipment
- A/C platforms? Yes No No attic equipment Electrical receptacle available
- Access panel/stairs insulated? Yes No Not in conditioned room



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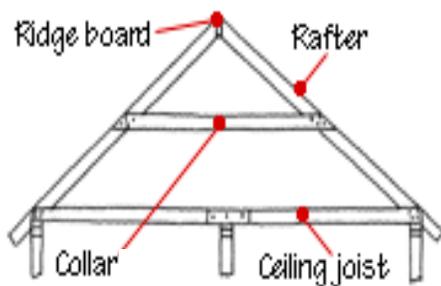
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- 14. Attic stairs properly fastened? Yes No N/A
- 15. Attic access fire rated? Yes No N/A (non-garage access)
- 16. Type of framing: Premanufactured trusses Field framed Combination
- 17. Radiant barrier: Yes No
- 18. Comments:

- a. NOTE - Not all areas of attic are safely accessible for a complete and thorough evaluation. Inspector does not move storage items, ductwork, vent pipes, or insulation. Inspector is not required to step off attic decking due to risk of ceiling damage.
- b. NOTE - Inspector examines condition of attic and roof covering at the time of inspection only. Therefore, it is impossible to determine the presence of past, current, or future leaks unless it is raining heavily on the day of inspection. Inspector uses best practices to investigate for signs of past leaks via compressed insulation, stained framing and drywall, daylight openings, etc but can not guarantee all leaks can be discovered.
- c. NOTE - Inspector can not perform a complete evaluation of the structural integrity or design of the structure without access to engineered plans, removal of insulation, and full attic access. Where an observable deficiency is noted, further evaluation by a structural engineer will be recommended.
- d. Attic insulation was found resting against some recessed light can fixtures. Non-IC rated fixtures require 3" of separation from insulation. Labeling could not be located, so it is unknown if the installed fixture requires this spacing. Even when the fixture is IC rated, it is advisable to maintain a spacing to reduce chances of overheating that may cause short bulb life or intermittent function. LED recessed cans do not have this issue.
- e. Minimal separation of rafter to ridge connections observed. Gaps between rafters and ridge boards should be shimmed tight. However, separation was minimal and sporadic and no repairs recommended at this time.
- f. Small section of wall insulation has fallen from attic space in upper study closet to left of door. Recommend reinstallation.
- g. Under today's standards, recommended insulation R-value in an attic is R-38. *Approximate* depth of insulation to achieve this is 13-15" for loose fiberglass insulation, 10" for cellulose insulation, and 6.25" for properly rated fiberglass batt insulation. While home may be properly insulated for the period it was built, additional insulation can be added to bring attic up to R-38. (not recommended due to cost vs value)



Attic Components



Item F

I NI NP D **E. Walls (Interior and Exterior)**

- 1. Weep holes: Yes No N/A
- 2. Expansion joints: Yes No N/A
- 3. Garage common wall (no openings) Acceptable Deficient N/A
- 4. Evidence of decay: Yes No
- 5. Comments:

- a. No substantial cracking or other evidence that would suggest foundation movement found in exterior or interior walls. Note that it is normal for natural materials such as stucco and masonry walls to have some minor (less than 1/16") cracking due to thermal expansion and contraction. The amount, size, and type of cracking is a factor in determining if repairs are required.

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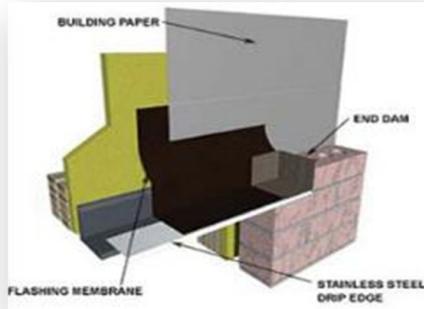
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- b. MAINTENANCE TIP - Exposed end of baseboards should be caulked where they butt against tubs or showers. Splashed water from bathing will cause these exposed ends to swell and warp.
- c. Metal or vinyl drip flashing not visible above window, door, and garage door openings. Although flashing may be present behind the wall, drip flashing should extend from the wall drainage plane out past the face of the window to divert water away from opening and prevent backdrip into wall cavity.
- d. NOTE - Light (less than 1/8") cracking of masonry mortar at several locations. These cracks are typical and do not appear to adversely affect the structure. No action required, but areas can be repointed or caulked to prevent water intrusion.
 - between garage doors
 - to left of front entry at downspout
 - above front entry arch
 - to left of front sitting room
 - right of front stairs
- e. A piece of cornice stone above garage windows is upside down; cosmetic only. No repair required.



Item B



Item C



Item D



Item E

I NI NP D

F. Ceilings and Floors

1. Comments:

- a. NOTE - the inspector does not look under carpeting, rugs, or move furniture. Damage may be concealed in these areas.
- b. No substantial cracking or other evidence that would suggest foundation movement found in interior ceilings or floors (see cosmetic section for typical stress cracking of drywall and floor tile).
- c. Squeaking to upper level flooring may be noticed following occupation. This is typically caused by subfloor plywood screws loosening along floor joists, or slight curling at subfloor edges and is not cause for structural concern.



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I NI NP D **G. Doors (Interior and Exterior)**

1. Exterior lock function acceptable? Yes No
2. Garage to house door fire rated? Yes No N/A
3. Garage to house door self closing? Yes No N/A
4. Tempered safety glass? Yes No N/A
5. Comments:
 - a. BUYER NOTE - There is no set code for the width of the gap between a door and the frame. NAHB 10-1 sets a recommended allowance of 3/16" gap. When this gap is observed to be affecting the function of the door, inspector will notate.
 - b. BUYER TIP - It is recommended to swap out door locks when taking possession of new home.
 - c. MAINTENANCE TIP - Roller ball catches at top of closet doors tend to freeze up over time, making opening and closing doors difficult. Lubricating these occasionally will help keep doors operating smoothly.
 - d. Door leading to garage is required to be steel or solid wood of minimum 1-3/8" thickness to provide a 20-min fire rating. Although a common installation, the recessed panels in the door decrease the overall thickness of the door, thus reducing the fire rating.
 - e. Door leading to garage is required to be equipped with self-closing hinges to prevent passage of harmful fumes into residence and to maintain fire barrier. [IRC 302.5.1]
 - f. Rear kitchen and master bedroom exterior door deadbolt is operated by key on the inside face. Thumbturn deadbolts are required in lieu of keyed deadbolts on exterior doors for quick egress in the event of an emergency.



Item F

I NI NP D **H. Windows**

1. Cracks / fogging: Yes No
2. Sills positive slope: Yes No N/A
3. Screens missing or damaged: Yes No
4. Lintels present at masonry: Yes No N/A
5. Egress in bedrooms: Yes No
6. Glazing type: Single Double Triple
7. Frame type: Vinyl Wood Aluminum Vinyl clad wood
8. Safety glass: Where required Deficient
9. Window brand: General Aluminum
10. Comments:
 - a. NOTE - Often times, broken window seals do not show visible signs of failure and can not be observed unless there is condensation formed as a result of extreme temperature variation between the interior and exterior environment. This is further complicated by dirt or film that typically coats window exteriors. Therefore, only visually fogged windows can be reported.
 - b. NOTE - Window treatments and blinds are not tested as part of this inspection report.
 - c. BUYER NOTE - horizontal sliding windows can sometimes be lifted and pulled out of the frame when window is in unlocked position. This is normal and is not considered a defect.



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- d. BUYER NOTE - Aluminum windows, unless thermally broken (not typical), tend to sweat, or accumulate condensation, on the interior face during winter months or on days of high humidity differentials in the morning. Minor swelling & staining to interior window sills often results. This is not a deficiency in the window itself, but rather a byproduct of the material.
- e. Recommend caulking touchup around all masonry window exteriors to prevent water penetration and air infiltration, particularly at master bedroom, front sitting room, and above front entry.
- f. NOTE - screens have been removed from all windows. It is advised buyer request seller to confirm screens are available for all windows.



Item E

I NI NP D **I. Stairways (Interior & Exterior; refer to Section K for deck stairs)**

1. Guardrails
 - Provided where required Yes No n/a (walls in place)
 - Spacing of balusters Acceptable n/a (walls in place) In need of repair
 - Secure Yes No n/a (walls in place)
2. Handrail grippable & continuous Yes No n/a
3. Handrail returns at ends Yes No n/a
4. Open risers Yes No n/a
5. Comments:
 - a. No deficiencies noted.

I NI NP D **J. Fireplaces & Chimneys**

1. Creosote buildup Substantial Moderate Normal Not present Sealed unit
2. Hearth extension in place Yes No Non-combustible flooring Sealed unit (not req'd)
3. Damper operable Yes No Locked open (if gas) Sealed unit (no damper)
4. Chimney cap / crown / flashing comments: refer to roofing section
5. Fuel type: Gas only Gas and/or wood Wood only No label
6. Flue type: Metal flue Metal flue in masonry Masonry Direct vent Not visible
7. Gas shut off valve under sealed unit: Yes No N/A
8. Comments:
 - a. BUYER NOTE - Monitor creosote buildup in wood burning fireplaces as excessive buildup is a leading cause of house fires. Seasonal cleaning is recommended.
 - b. BUYER NOTE - Due to the nature of the holes in the top of a chimney cap / spark arrestor screen, nearly all fireplaces, both wood and gas, will exhibit some small moisture entry during heavy and wind-blown rain. This is normal in small amounts and not cause for concern.
 - c. BUYER NOTE - If a gas appliance is installed in the fireplace in the future, a clamp must be attached to the damper to keep the flue fully open at all times in order to properly vent potential carbon monoxide vapors. Although not required, it is also highly advisable for a clamp to be installed that prevents the damper from completely closing in fireplaces only equipped with a log lighter.



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- c. An insulation installation certificate was not observed posted near the attic access. The certificate shall list installer name and date, R-values, and thickness of insulation installed. This certificate has been required since the 2012 IECC Energy Code.
- B. Built-in Cabinetry and Countertops
 - 1. Kitchen countertop material: Granite Solid Surface Laminate _____
 - 2. Comments:
 - a. NOTE - reviewing for proper fastening of cabinets to walls is not part of this inspection.

II. ELECTRICAL SYSTEMS

I NI NP D

A. Service Entrance and Panels

1. Service entrance: lateral overhead pole mount
2. Weatherhead / drip loop: acceptable in need of repair N/A
3. Service wire condition: acceptable in need of repair
4. Service wiring copper aluminum
5. Subpanel feed wiring: copper aluminum n/a
6. Branch wiring (110V): copper aluminum
7. Branch wiring (220V): copper aluminum
8. Intersystem bond lug: acceptable missing
9. Grounding type: ground rod UFER (slab ground) cold water pipe not visible
10. Main disconnect location: at main (service) panel Main panel size: no label amps
11. Panel location - Main panel: north exterior Disconnect size: 200 amps
12. Panel location - Subpanel #1: garage Service wire size: illegible gauge
13. Panel location - Subpanel #2: - - -

14. Comments:
 - a. NOTE - all repairs to electrical systems should be performed by a licensed electrician.
 - SERVICE (MAIN) PANEL
 - b. New NEC 2017 standards require the service panel conductors be equipped with protective covers at the lug connection. This code likely has not yet been adopted by the municipality.
 - c. New NEC 2017 standards require the service panel have (2) ground rods set 6' apart and tied together. This could not be visually confirmed as they are often below grade, and code likely has not yet been adopted by the municipality.
 - d. Electrical panel is grounded back to the meter, but inspector could not verify grounding of the meter itself.
 - e. An intersystem bonding lug is required on all new service panel installations for connecting other low voltage wiring boxes (telecom, cable, etc). This is uncommon on older construction.
 - f. NOTE - Anti-oxidant/corrosion protection gel has been properly applied to aluminum panel feeds. This gel is no longer required per NEC, but TX Real Estate Commission requires inspectors to report its absence. Check periodically for signs of corrosion.
 - g. Additional labeling of circuits in panel required so areas served by breakers can be identified.
 - h. Main service panel does not have a safe working clearance from shrubs. 30" from side to side and 36" in front of panel is required.
 - i. Seal open knockout at bottom of service panel to prevent pest and water entry.
 - j. Neutral bar in service panel has doubletaps (i.e. two or more wires share the same screw). While this is acceptable for ground wires, this is against standard practice for neutral wires.
 - k. Light rusting to breakers in service panel can lead to breaker failure. This should be evaluated by licensed master electrician while above repairs being facilitated.

SUBPANEL

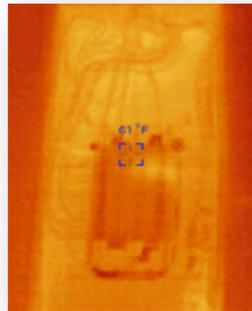
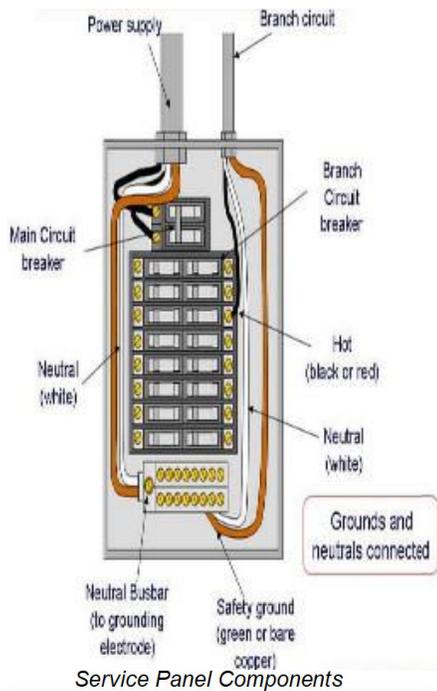
- i. NOTE - Anti-oxidant/corrosion protection gel has been properly applied to aluminum panel feeds. This gel is no longer required per NEC, but TX Real Estate Commission requires inspectors to report its absence. Check periodically for signs of corrosion.
- m. NOTE - AFCI breakers at the panel will not be manually tested if the home is occupied.
- n. NOTE - Thermal imaging did not reveal any evidence of overheating breakers or wiring at the panels other than normal temperature fluctuations (+/- 10 degrees) from breakers that are in use.

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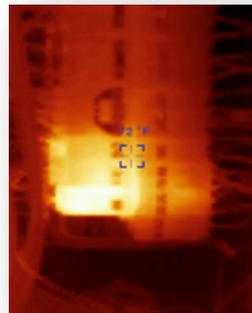
- o. According to 2015 NEC standards, all circuits to conditioned rooms (excluding bathrooms) should be protected with Arc Fault Circuit Interrupters (AFCI's). This was not a requirement unless home was permitted after 2015.
- p. National electrical code 310.15B allows for up to 3 wires to enter a panel at each knockout hole. When more than 3 wires are installed through the same knockout, ampacity is reduced. Although running more than 3 wires through a knockout is extremely common and ampacity reduction is minimal, it is noted for record.
- q. Trip ties are required where a 4-wire cable (two hots, a neutral, and a ground wire) is split between two breakers sharing the common neutral. Trip tie ensures that both breakers will trip simultaneously. This is missing at two top right breakers.
- r. Under current standards, dishwasher outlets are required to be on a GFCI receptacle or circuit. Disposals are not required to be on a GFCI circuit, but it is recommended.



Infrared imaging of subpanel



Interior of subpanel



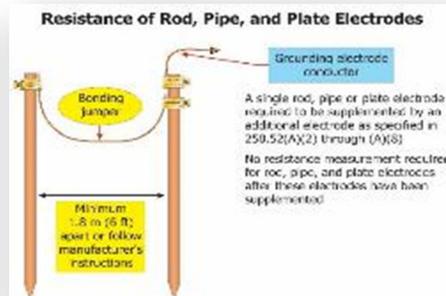
Infrared imaging of service panel



Interior of service panel



Item B



Item C



Item H

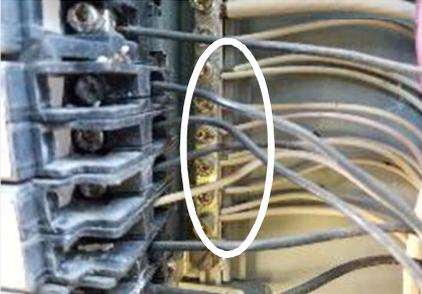
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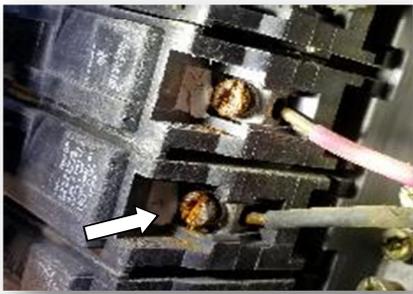
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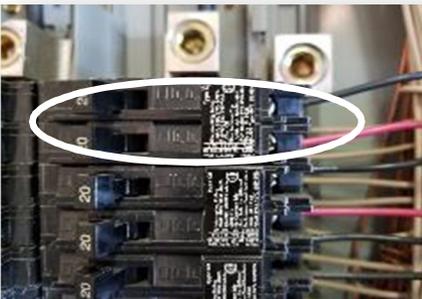
Item J



Item K



Item P (sample photo)



Item Q

I NI NP D **B. Branch Circuits, Connected Devices, and Fixtures**

1. Type of wiring: copper aluminum (*recommend inspection by electrical professional*)
2. GFCI's present: bathrooms kitchen garage exterior laundry
3. All visible junction boxes covered: Yes No
4. Ceiling fan operation acceptable: Yes No
5. 3-prong (grounding) outlets: Yes No (*inspector checks representative accessible sample*)
6. Exterior in-use outlet covers: Yes No
7. Smoke alarms (*will not test if connected to alarm system*)
 - a. (1) each bedroom Yes No
 - b. (1) each bedroom hall Yes No
 - c. (1) per floor min Yes No
 - d. CO detector at bed halls Yes No Not required
 - e. alarms interconnected Yes No
8. Door bell function acceptable: Yes No Not present Smart camera (not tested)
9. GFCI outlet reset locations:
 - a. Kitchen reset: at kitchen outlets
 - b. Bathroom reset: master hall bath
 - c. Garage reset: at garage outlets
 - d. Exterior reset: garage wall outlet
 - e. Laundry reset: garage wall outlet

BUYER TAKE NOTE →

10. Comments:

OUTLET NOTES

 - a. NOTE - inspector tested all accessible outlets. However, some outlets may be concealed behind furnishings and not tested.
 - b. Latest standards require that the exterior GFCI outlets operate independently of the interior GFCI outlets.
 - d. Latest 2017 NEC standards require GFCI (ground-fault circuit-interrupter) protection for all standard receptacles serving laundry areas. This includes the 20-amp designated receptacle for the washer (and gas dryer, as applicable) and any general-use receptacles.



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e. Latest electrical standards require tamper resistant (TR) outlets in living spaces and weather resistant (WR) outlets in wet & exterior locations.

f. BBQ GFCI outlet failed to trip when tested. Recommend repair.

g. BBQ outlet above fridge is full of mud / debris and should be replaced.

LIGHT FIXTURE / SWITCH NOTES

h. NOTE - inspector tests all ceiling fans on high to test for wobble / balance.

i. BUYER TIP - pull chains on ceiling fans often become difficult to pull when the glass light cover rotates. Removing and reinstalling the glass light cover in alignment with the pull chain will solve this issue.

j. Light fixture in upper attic is lacking a protective cover around the exposed bulb, which is required under current building standards.

k. BUYER NOTE - Light fixtures at front patio and garage flood light are not functioning. These are assumed to be tied in to photocell timers.

l. Light bulb in upper rear guest closet requires replacement.

m. Northern BBQ fan was not functioning and would not respond to remote control (although light fixture was functioning). Suggest repair or possible remote control battery replacement.

n. BUYER NOTE - Some recessed light fixtures in home are equipped with slow-burn CFL (compact fluorescent) bulbs. These take approximately 1-2 minutes to come to full brightness after being turned on. Recommend updating with instant-on or LED bulbs.

o. Recessed can above master hallway shower is required to be in a water resistant type enclosure.

p. Screws missing from light switch faceplate in upper rear bedroom.

LIGHT SWITCH NOTES:

- Countertop switch in the kitchen controls power to the dishwasher.

- Second switch at guest bedrooms, master study, theater room, upper study (and possibly outside master hallway and outside laundry room) is assumed to be installed for a future light / fan combo and is not currently in use.

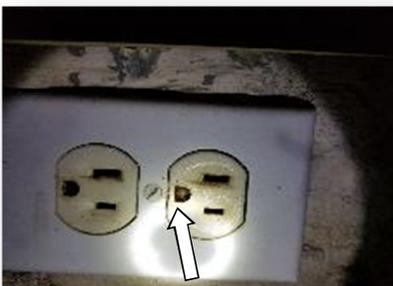
- Several switches at front door control exterior lighting that is on a photocell timer and should be left on.

SMOKE & CARBON MONOXIDE DETECTORS

r. Modern requirements call for a carbon monoxide detector to be present within the vicinity of the bedrooms when fireplaces, gas appliances, or an attached garage are present [IRC R315.1]

s. BUYER NOTE - Fine dust, particularly from new construction and drywall, can cause a false alarm on smoke and carbon monoxide detectors. If this occurs, units can be removed and blown out with compressed air, with marginal success. Replacement may be necessary. (during construction, detectors should be covered with plastic until home is ready for occupation).

t. MAINTENANCE TIP - manufacturers recommend that smoke alarms be tested monthly and replaced every 10 years. Upon occupying, buyer should check date on smoke detectors and act accordingly.



Item G



Item O



Item P



COLOR CODING LEGEND	
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 Prepared For: Charlie Connors TREC License: #09997 Time: 9:00 AM

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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

1. Type of systems: Forced air gas Forced air heat pump
2. Energy sources: Electric Natural Gas Propane Other _____
3. Comments:
 - a. NOTE - Refer to 'Section B - Cooling Equipment' below for ALL notes on heating equipment and exterior condenser units.

B. Cooling Equipment

INSIDE UNIT (heating & cooling equipment)

BUYER TAKE NOTE →

UNIT #1	Type of system: <input checked="" type="checkbox"/> Forced air gas <input type="checkbox"/> Forced air heat pump <input type="checkbox"/> Vertical <input checked="" type="checkbox"/> Horizontal Location: <u>upper attic - near stairs</u> Serves: <u>upper level</u> Manufacturer: <u>Bryant</u> a/c evaporator <u>Bryant</u> furnace A/C differential: <u>47-67</u> degrees (<i>recommended differential is 16-21 degrees</i>) Specs: <u>66,000</u> BTU heat <u>3.5</u> tons cooling Age: <u>2009</u> a/c <u>2009</u> furnace Float switches: <input checked="" type="checkbox"/> Primary <input type="checkbox"/> Secondary <input checked="" type="checkbox"/> Drain Pan <input type="checkbox"/> None Drain terminations: Primary: <u>jack and jill sink</u> Overflow: <u>jack and jill window</u>
----------------	--

BUYER TAKE NOTE →

UNIT #2	Type of system: <input checked="" type="checkbox"/> Forced air gas <input type="checkbox"/> Forced air heat pump <input type="checkbox"/> Vertical <input checked="" type="checkbox"/> Horizontal Location: <u>upper attic - far from stairs</u> Serves: <u>lower level</u> Manufacturer: <u>Bryant</u> a/c evaporator <u>Bryant</u> furnace A/C differential: <u>50-71.5</u> degrees (<i>recommended differential is 16-21 degrees</i>) Specs: <u>135,000</u> BTU heat <u>5.0</u> tons cooling Age: <u>2011</u> a/c <u>2011</u> furnace Float switches: <input type="checkbox"/> Primary <input checked="" type="checkbox"/> Secondary <input checked="" type="checkbox"/> Drain Pan <input type="checkbox"/> None Drain terminations: Primary: <u>upper hall bath</u> Overflow: <u>jack and jill window</u>
----------------	--

1. Furnace vent flue: Acceptable In need of repair 1" clearance N/A (heat pump)
2. Gas shut-off valve present: Yes No N/A (heat pump)
3. Visual inspection of blower compartment: Acceptable In need of repair Not visible (sealed)
4. Visual inspection of furnace compartment: Acceptable In need of repair Not visible (sealed)
5. Visual inspection of evaporator coil: Acceptable In need of repair Not visible (sealed)
6. Emergency pan condition: Vertical unit (no emerg pan) Acceptable In need of repair
7. Closet door sealed: Yes No N/A
8. Outside temperature: 48-66 degrees F
9. Comments:

- a. BUYER TIP - pouring a 1:3 solution of white vinegar (bleach not recommended) and water down the primary drain line quarterly will help prohibit growth of mildew and prevent clogging in drain line.
- b. NOTE - The inspection of an HVAC unit is a visual, non-intrusive inspection and does not employ special means of testing such as pressure gauges, refrigerant testing, and wiring continuity. Inspector will measure the Delta-T at the coil and run the heat and a/c cycles through normal operations to look for indications of deficiencies. This will accompany a visual inspection of furnace, evaporator coil, heat exchanger, and blower unit components (when accessible), ductwork, wiring, flues, etc. Complete evaluation of heat exchanger interior requires dismantling and is beyond the scope of this inspection. Due to fragility and reset delays, float switches are not tested. When signs of deficiencies are noted that require specialized testing, further evaluation by a licensed HVAC technician will be recommended.
- c. NOTE - It is impossible for inspector to determine if a pinhole leak has occurred within the refrigerant system, particularly on newer units. Inspector will test for proper function at time of inspection and will make recommendations for repair or further review, but makes no claims as to warrantability or sustainability of system past inspection date.



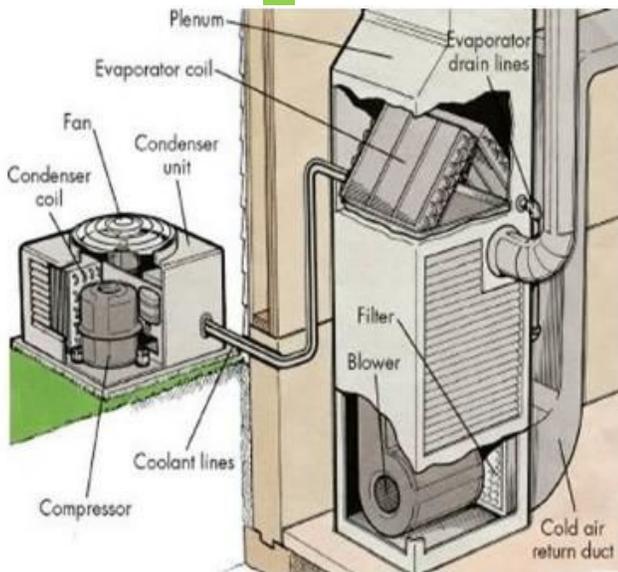
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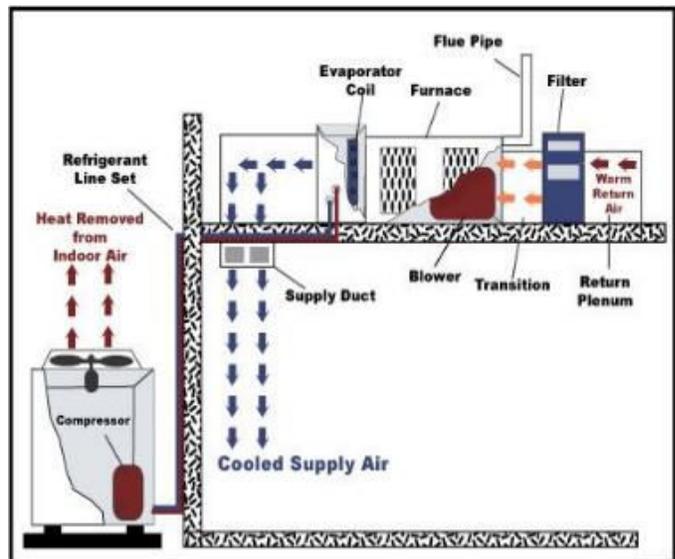
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- e. BUYER NOTE - The emergency overflow for attic a/c unit(s) is located as noted above. Water dripping from this location will be an indication of a major problem with the air conditioning unit and immediate service / repair will be required.
- f. Interior unit(s) manufactured at dates noted above and with the exception of the below, is functioning properly at time of inspection. Typical life expectancy for this type of equipment is approx 15-20 years but can be extended with proper maintenance.
- g. INSPECTION LIMITATION - Could not visually inspect the evaporator coil for damage or dust buildup because the access panel was sealed.
- i. BUYER NOTE - On air conditioning units where the blower is mounted before the evaporator coil, the vertical pipe installed upstream of the condensate line p-trap is sometimes equipped with a removable cap to prevent loss of conditioned air. However, some technicians (and this inspector) makes the argument that capping this line will cause the water in the p-trap to blow out, and line should be left uncapped.
- j. A tear in the duct seal between the lower level evaporator cabinet and the supply plenum should be sealed as conditioned air is currently leaking into attic space.
- k. The primary condensate drain line at both HVAC units is lacking insulation which is required to prevent sweating, or condensation drip, onto attic floor which may eventually cause staining to the drywall ceiling below. Recommend insulating entire length of line.
- l. Light rusting to fasteners on exterior of upper level A/C cabinet is likely from sweating of cabinet.
- m. Furnace fan on lower level furnace is somewhat noisy; condition should be monitored and repaired if noise increases.



Typical HVAC System (vertical; in closet)



Typical HVAC System (horizontal; in attic)



Interior of HVAC unit (OK)



Photo of furnace in operation (OK)



Item A (typical location to add vinegar)

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Item I



Item J



Item K

EXTERIOR CONDENSER UNIT

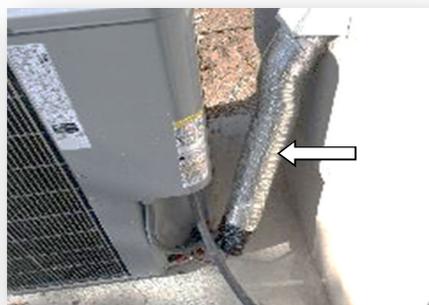
UNIT #1	Type of system:	<input checked="" type="checkbox"/> Traditional A/C	<input type="checkbox"/> Heat pump
	Serves:	upper level	
	Manufacturer:	Bryant	Size: 3.0 tons Year: 2009
	Refrigerant type:	<input type="checkbox"/> HCFC-22 <input type="checkbox"/> R-22 <input type="checkbox"/> HFC-410a <input checked="" type="checkbox"/> R-410a <input type="checkbox"/> R-407c	
	Breaker size:	30 amp req'd by manuf (max) 30 amp installed	
UNIT #2	Type of system:	<input checked="" type="checkbox"/> Traditional A/C	<input type="checkbox"/> Heat pump
	Serves:	lower level	
	Manufacturer:	Bryant	Size: 5.0 tons Year: 2011
	Refrigerant type:	<input type="checkbox"/> HCFC-22 <input type="checkbox"/> R-22 <input type="checkbox"/> HFC-410a <input checked="" type="checkbox"/> R-410a <input type="checkbox"/> R-407c	
	Breaker size:	50 amp req'd by manuf (max) 50 amp installed	

1. Condensing unit: Visibly acceptable In need of repair Appropriate clearance
2. Condensing unit disconnect in sight of unit: Yes No (mark as deficient if behind unit)
3. Condensing coil fins condition: Acceptable In need of repair
4. Refrigerant line insulation condition: Acceptable In need of repair
5. Comments:

- a. Exterior condenser(s) manufactured on date noted above and with the exception of the below, is functioning properly at time of inspection. Typical life expectancy for this type of equipment is approx 15-20 years but can be extended with proper maintenance.
- b. NOTE - The City of Austin and some other jurisdictions have recently begun requiring refrigerant lock caps on condensers. This is only sporadically enforced and repair not recommended.
- c. NOTE - The City of Austin and some other jurisdictions have recently begun requiring refrigerant line insulation UV protection wrap on outside condensers. This is only sporadically enforced and repair not recommended.



Item B (locking caps - sample photo)



Item C (UV protection - sample photo)



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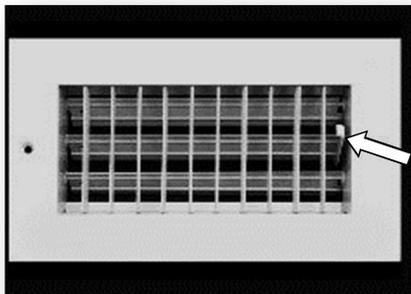
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I NI NP D **C. Duct Systems, Chases, and Vents**

1. Insulation Acceptable In need of repair
2. Visible damage: Yes No
3. Duct type: Flex Metal Rigid board
4. Duct insulation: R-6 R-8 Unknown
5. Filter location: Wall Ceiling At HVAC unit
6. Ancillary duct devices: Zone dampers Ionizer Fresh air intake (setting = n/a)
7. Thermostat type: Digital Wi-Fi / Smart Mercury
8. Comments:

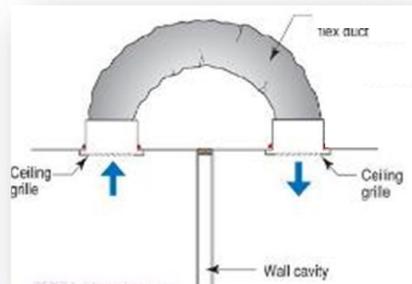
- a. MAINTENANCE ITEM - Remember to periodically change HVAC filters to save energy and keep system running efficiently. Standard filters should be changed every 3 months while pleated media filters (large 4" wide filters at HVAC unit) should be changed every 6-12 months, or as conditions warrant.
- b. INSPECTION LIMITATION - Inspector could not view all ductwork as some was obscured from view or buried in ceilings, walls, and attic insulation.
- c. BUYER - NOTE ON AIR BALANCING - Residential homes are notorious for having poorly balanced air flow between rooms. One room may feel hot while the other is cooler, and can vary greatly as the seasons change. This is due to many factors including size and amount of exterior walls in the room, insulation thickness, size and quantity of windows, direction windows face in relation to sun, duct length and size, and many other factors. Registers in each room can be adjusted to allow for more or less airflow to the room. In some cases, the ducts will also have an internal damper just above the register location.
 Should buyer notice over time that some rooms experience significant heat or cold differentials when compared to common areas, adjustment of the registers or internal dampers may be necessary. If this does not solve the issue, more drastic solutions can be implemented such as reconfiguring ductwork, adding transfer ducts above doorways or between rooms, adding return air ducts added to bedrooms, and undercutting doors 3/4". Use of an anemometer to measure airflow at each duct register will help identify problem areas.
- d. NOTE - older ductwork is prone to air leakage at joints and connections. This can contribute to as much as 25% loss of efficiency of the HVAC system. Duct blast tests can be performed to determine rate of air loss if desired.
- e. All interior doors should be undercut to allow 3/4" - 1" of space between door bottom and flooring. This will help assist with a proper balanced flow of conditioned air between rooms.
- f. Fresh air ventilation systems are required as of 2015 IECC R403.5 & 6 and 2015 IMC 401.2 & 403 if blower test reveals greater than 5 air changes per hr are required. Fresh air intake is not present in this home. Not all jurisdictions require adoption of this code and this is not typical in homes built prior to 2015.
- g. Latest energy efficiency standards require that ductwork be insulated to an R factor of R-8. Current ducts in home are insulated to R-6. This was not a requirement at the time the home was built.
- h. Interior of ductwork has a thin layer of dust and a duct cleaning is recommended especially for occupants with allergen sensitivity.



Item C (normal register adjustment)



Item C (optional damper inside duct)



Item C (transfer duct between rooms)



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Item H

IV. PLUMBING SYSTEM

I NI NP D

A. Plumbing Supply, Distribution Systems and Fixtures (excludes water softeners, solar, ionization devices)

1. Location of water meter: SE of lot by street pole _____
2. Location of main water supply valve: _____ at meter - smaller box
3. Static water pressure reading: 122 psi (40-80 psi acceptable range)
4. Test functional flow: Acceptable In need of repair
5. Backflow preventer at meter: Yes No
6. Operation of exterior hose bibs: Acceptable In need of repair
7. Vacuum breakers on exterior hose bibs: Yes No
8. Interior piping: Copper PEX CPVC Galv steel Polybutylene
9. Kitchen water filter: Not present Functioning Type: _____
10. Comments:

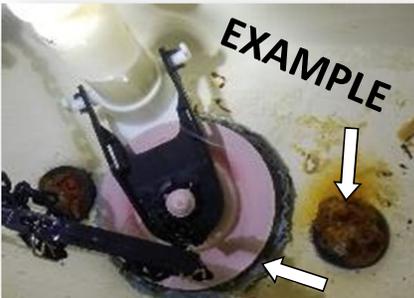
- a. NOTE - All interior piping systems capable of becoming energized should be bonded to the grounding system. Connecting the pipes at the water heater piping is a good way to ensure compliance and visibility. However, continuous bonding of metallic piping can be disturbed by the insertion of CPVC or PEX piping within the system. Therefore, inspector can not verify continuity of bonding.
- c. NOTE - Due to damage liability, inspector does not block shower drain to flood test shower pans. Showers are run for a minimum of 10 minutes and observed for leaks and/or backups.
- d. No movement at the water meter indicates no *significant* leak of the water supply system at the time of the inspection. Minor leaks can not be determined using this method. Underground or in-wall piping is not
- e. MAINTENANCE TIP - over time, faucet and showerhead orifices can become partially clogged with calcium deposits, reducing water flow. These deposits can usually be dissolved by placing showerhead in white vinegar overnight.
- f. MAINTENANCE TIP - over time, toilet flappers (red disc in photo below) can become worn which will result in a toilet that drips water into the toilet bowl, causing tank to refill periodically. Toilet tank bolts (see photo) can also become rusted and leak. Recommend changing out these parts every 5-10 years.
- g. MAINTENANCE TIP - Exterior hose bibs should be insulated in the winter months using an insulating cover like that show in the photo below to prevent freezing and cracking of water lines.
- h. MAINTENANCE TIP - shutoff valves below toilets and kitchen / bath faucets tend to corrode over time on the exterior while the rubber stoppers on the inside disintegrate. This can cause leaks when valve is operated, or cause valve to not fully stop the flow of water when turned off. This is a maintenance item that requires sporadic repair on most homes.
- i. Thermostatic mixing valves are required by newer building standards in tubs with separate hot & cold handles to limit water temperature and prevent scalding. No thermostatic mixing valve was found; code requires the valve be accessible when present.
- j. Master toilet handle is loose and allows excess handle chain to become trapped under the flapper, causing toilet to run. Repair required.
- k. Master hall bath toilet flapper in fill tank is worn and requires replacement. This flapper allows water to slowly trickle from the tank to the bowl, and will cause the tank to automatically refill sporadically.

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- l. Inside corners of both upper shower walls are recommended to be sealed with flexible sanded caulking in lieu of grout to seal cracking that would allow water to enter wall cavity. If the corners have not cracked yet, most do eventually without flexible caulking.
- m. Minor drip at joint where both upper level showerheads attach to pipe nipple extending from wall. Tightening of joint or applying plumber tape will alleviate this issue.
- n. Water pressure at exterior hose bib (122 psi) was greater than the required maximum pressure of 80 psi. A pressure reducing valve at the meter may need to be added; pressure over 80 psi may cause issues with some fixtures and piping joints.
- o. Recommend adding clamp to HVAC condensate line where it attaches to p-trap under left jack and jill sink to prevent leaks.
- p. Heavy leak to water line connections under master hall bath faucet during use. Repair required.



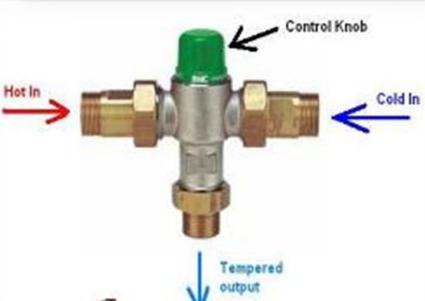
Item F (example)



Item G (example)



Item H (example)



Item I (example)



Item J



Item L



Item M



Item O



Item P



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NI NP D **B. Drains, Wastes, Vents**

1. Overflows on bath sinks: Yes No (excluding vessel sinks)
2. Location of exterior cleanouts: By house: SE corner By street: by meter
3. Comments:
 - a. BUYER - TAKE NOTE! Inspector runs bathroom fixtures for approx 10 minutes in an attempt to discover backups or clogs in the sewer lines. Although this is not part of a normal inspection procedure and this is excluded from the scope of this inspection, no backups were observed as part of this limited test. However, the majority of clogs develop once solids (tissues, paper, waste, etc) are introduced to the sewer lines, and not while water alone is run through the system. Therefore, if a more comprehensive review of underground drain lines is desired, you may contact a licensed plumber to perform a hydrostatic test of system or a camera scope of drain lines (inspectors are not permitted to perform these tests per TX plumbing board).
 - b. Older homes are recommended to have a hydrostatic test or camera scope performed on the sewer line under the slab and in the yard. This testing is especially recommended when:
 - there are indications of foundation movement or prior repairs
 - cast iron drain lines are observed (cast iron tends to decay after approx. 30 years)
 - trees or root systems are observed in the vicinity of the cleanout or yard line (if location known)
 If a plumber is hired to perform camera scope, buyer is advised to ask for photos for their file and to ensure that both the yard line and the *entire* drain line under the slab is inspected.
 - c. NOTE - inspector fills each bathroom sink with water before releasing drain stop in an effort to force large quantities of water into the p-trap and detect deficiencies. No leaks were detected.
 - d. NOTE - Outside or below slab sewer lines, including lift stations or grinder pumps, are not part of the inspection. Vent lines inside walls can not be viewed.
 - e. BUYER TIP: Overflow drains on bathtubs are often poorly sealed and although they shouldn't, can and do leak if tub is overfilled. Recommend periodically ensuring screws are tight and gasket material is in good order, and never fill a tub above this line intentionally.
 - f. Slow drain at master hall sink. Drain cleaning service recommended.

NI NP D **C. Water Heating Equipment**

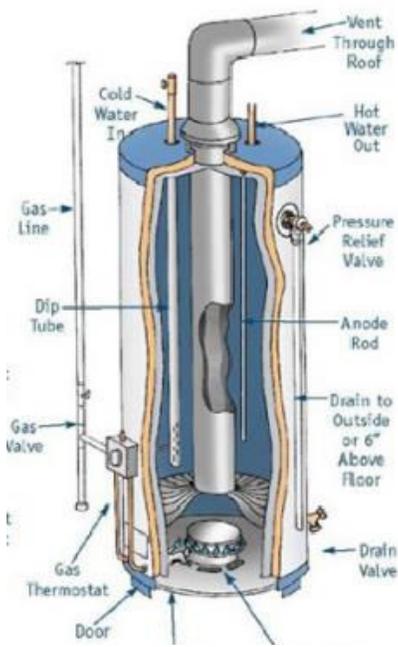
1. Energy Source: Gas Electric Oil Hybrid
2. Capacity: 100 gallon
3. Type: Tanked Tankless / Instantaneous
4. Add'l specs: Circulation pump Floodstop auto valve
 2 individual tanks 2 tanks in series 2 tanks in parallel
5. Tank #1: 50 gallon 40,000 BTU 2008 Age Rheem Manufacturer
5. Tank #2: 50 gallon 40,000 BTU 2008 Age Rheem Manufacturer
6. Gas shut-off valve present: Yes No Elec
7. Cold water shutoff present: Yes No
8. Corrosion on connections: Yes No
9. Visible evidence of damage (backdraft, flame roll-out, dents / cracks): Yes No
10. Combustion / exhaust ducts: Yes No N/A (elec or attic/open garage unit)
11. Safety pan present: Yes No N/A
12. Expansion tank present: Yes No N/A (required on homes with RPZ/check valve)
13. Flush valves on tankless: Yes No N/A
14. PEX within 18" of top: Yes No N/A
15. Temp setting at water heater(s): C Water temp as measured at kitchen sink = 122 ° (120° max recommended by CPSC)
16. Comments:
 - a. MAINTENANCE TIP - water heaters (both tanked and tankless) should be flushed and inspected/maintained by a service provider on a yearly basis to remove built-up scale deposits and extend life of unit.
 - b. Water heater(s) manufactured on above noted date and with the exception of the below, is functioning properly at time of inspection. Typical life expectancy for this type of equip is approx 10-15 years but can be extended with proper maintenance.

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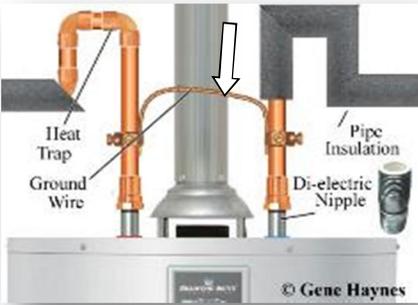
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- c. NOTE - Due to fragility, inspector does not physically operate TPR valves on units more than 1 year old.
- e. Water heater combustion chamber showed minor corrosion, which is typical for this age unit. Flame was steady and consistently blue with very little orange hue, which is a sign of complete combustion.
- f. MAINTENANCE TIP - most gas water heaters constructed after 2012 are equipped with a combustion air intake along the bottom edge of the tank. This provides fresh air to the combustion chamber flame. The screen surrounding the bottom of the tank should be kept clear of dust and debris so airflow is not blocked.
- g. BUYER NOTE - garage water heater is equipped with a circulation pump to ensure hot water is readily available at all fixtures with minimal wait time. Circulation pump can be set to operate at peak hours.
- h. NOTE - An expansion tank is recommended for water heaters when the incoming water pressure is above 80 psi OR if the main water line is equipped with a backflow preventer, check valve, or pressure reducing valve. Neither of these conditions exist so expansion tank not required.
- i. Temperature on water heater should be lowered to 120 degrees to prevent scalding danger.



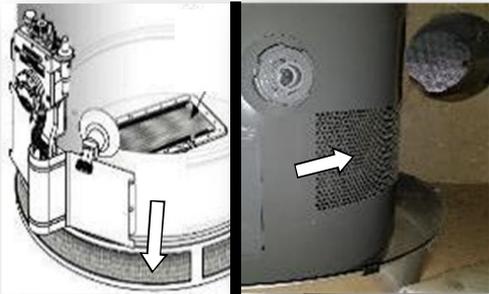
Gas Water Heater Components



Item D



Item E (OK)



Item F (sample photos)

I NI NP D **D. Hydro-Massage Therapy Equipment**

1. GFCI fixtures surrounding whirlpool functioning: Acceptable In need of repair N/A
2. Evidence of leaks under equipment: Yes No Not accessible
3. Remote shutoff switch location: by linen closet Missing (deficient)
4. Spa motor GFCI reset location: unknown
5. Comments on operation:
 - a. NOTE - inspector does not determine adequacy of system
 - b. Filled spa and operated blower motor. Looked in access panel for leaks and drained. Unit appears to be functioning properly at time of inspection.
 - c. BUYER TIP - wall switch must be on in order for whirlpool to function.
 - d. Overflow on master tub is not secured, so any water that reaches the overflow point will drip into cavity below tub. Repair recommended.



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Photo inside spa access (OK)



Item D

I NI NP D **E. Other / Gas Lines**

1. Gas type: Propane Natural Gas
2. Tank on site: Yes No
3. Bonding/grounding at meter: Acceptable In need of repair N/A (tank)
4. Sediment traps at appliances: Yes No Partial
5. Main gas shutoff location: at gas meter
6. Comments:
 - a. NOTE - inspector can not inspect or determine the presence of proper bonding on gas piping that is in the wall, ceiling, or covered by insulation in the attic.
 - b. NOTE - inspector can not perform leak tests on gas piping per local regulations. If a gas odor is noticed, inspector will certainly call it out but will not test each joint and line for leaks. A plumbing specialist can be contacted to perform a pressure test if desired.
 - c. No visible bonding wire on gas line at meter. It is possible that system is grounded inside of a wall or attic, although current standards dictate ground should be visible. Note that the steel gas pipe enters the ground and therefore there is the misconception that the system is 'grounded'. However, the gasket at the meter connection breaks the continuity of the metal and bonding is therefore still required. Further, even if the gasket was not an issue, the bond must be run back to the house electrical ground at the service panel; 2 separate grounding systems are not allowed.



Item C



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V. APPLIANCES

I NI NP D **A. Dishwashers**

1. Backflow prevention: Air gap Drain secured under counter None
2. Secure in opening: Yes No
3. Leaks observed: Yes No
4. Disconnect switch/plug: Yes No
5. Comments from normal operation cycle: see below
6. Manufacturer: Kitchenaid
7. Comments:
 - a. Ran dishwasher through quick rinse cycle. No leaks detected when bottom kick plate removed.
 - b. Dishwasher drain line must be raised to underside of the counter (at least above the halfway point of sink) to prevent backflow of dirty sink water into a clean dishwasher.



Item B

I NI NP D **B. Food Waste Disposers**

1. Elec grommet installed: Yes No
2. Comments:
 - a. BUYER TIP - regularly running ice cubes through disposal is a great way to abrasively clean the interior of the disposal unit and remove rust and food particles from blades.
 - b. BUYER TIP - in the event disposer overheats or is not functioning, a red "reset" button is typically located on the underside of the unit.
 - c. Small leak where drain pipe attaches to garbage disposal should be repaired (water must be run for a minute or more, but staining was visible on cabinet bottom indicating past drips).



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I NI NP D **C. Range Hood and Exhaust Systems**

1. Type: Recirculating External vent Downdraft
2. Light functioning: Yes No N/A
3. Fan functioning: Yes No
4. Comments
 - a. MAINTENANCE TIP - charcoal filters and/or metal screens in vent hoods should be cleaned regularly to remove dust and grease buildup.
 - b. BUYER TIP - When the kitchen vent hood terminates to an exterior wall, the metal flap over the screen can sometimes flutter in high winds, producing an irritating banging noise in the kitchen. Applying a few self-adhesive felt bumpers to the flap can help reduce this noise.



Item B (sample photo)

I NI NP D **D. Ranges, Cooktops, and Ovens**

1. Knobs / drip pans / elements intact: Yes No
2. Heating elements / flame: Acceptable In need of repair
3. Shut off valve present (if gas): Yes No n/a Location: unknown
4. Anti-tip device on range: Yes No n/a
- 5a. Oven #1 (wall): Setting: 350 deg Actual temp: 355 deg
- 5b. Oven #2 (warm dwr): Setting: High deg Actual temp: 230 deg
6. Heat delivery:

Cooktop:	<input type="checkbox"/> Elec	<input checked="" type="checkbox"/> Gas	<input type="checkbox"/> Not present	<input type="checkbox"/> Induction electric
Range:	<input type="checkbox"/> Elec	<input type="checkbox"/> Gas	<input checked="" type="checkbox"/> Not present	
Wall oven:	<input checked="" type="checkbox"/> Elec	<input type="checkbox"/> Gas	<input type="checkbox"/> Not present	
Warm drawer:	<input type="checkbox"/> Elec	<input type="checkbox"/> Gas	<input checked="" type="checkbox"/> Not present	
7. Range/cooktop hookups: 110V elec 220V elec gas
8. Manufacturer: Kitchenaid
9. Comments:
 - a. NOTE - self cleaning functions, if equipped, are not tested.
 - b. Set oven temperature and tested against inspector's gauge in the center of the oven. Temperature differential within 20 degree acceptable variance.
 - c. NOTE - convection ovens typically run about 25 degrees lower than their intended setting.
 - d. BUYER TIP - if flame on cooktop is erratic or irregular, try slightly adjusting and re-centering the burner cap; this will often solve the issue.



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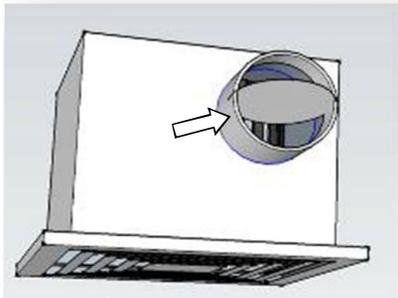
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I NI NP D **E. Microwave Ovens**

1. Knobs / panel / door seal / light intact: Yes No
2. Adequately heated water sample: Yes No
3. Turntable operating: Yes No Not present
4. Manufacturer: Kitchenaid
5. Date of manufacture: 2008 Start temp: 69 deg @ 60 sec: 152 deg
6. Comments:
 - a. NOTE - only built-in microwave ovens are inspected as part of this report.
 - b. Heated 1 cup of water to proper temperature increase (70-120 degrees) within one minute.

I NI NP D **F. Mechanical Exhaust Vents & Bathroom Heaters**

1. Vented to exterior: Yes No
2. Comments:
 - a. Some newer exhaust fans have a backdraft damper located in the duct just above the exhaust fan cover in the ceiling. This damper will occasionally make a banging noise during wind gusts. Applying a few self-adhesive felt bumpers to the flap can help reduce this noise.
 - b. MAINTENANCE TIP - Exhaust fans in bathrooms can become clogged with dust and covers should be occasionally removed and cleaned.



Item A

I NI NP D **G. Garage Door Operators**

1. Pressure reverse functional: Yes No Not tested (glass door)
2. Infrared beam reverse functional: Yes No
3. Door locks removed / disabled: Yes No
4. Comments:
 - a. Garage doors with motorized openers should have the door lock disabled to prevent damage to door and motor unit from accidental locking.



Item A (sample photo)



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

1. Vent opening: Clear Screened (deficient)
2. Exiting via: Wall Roof Slab
3. Comments:
 - a. NOTE - When present, inspector does not move and detach dryers to inspect vents.
 - b. NOTE - inspector can not view or inspect section of dryer duct vent between wall entry and wall / roof exit for clogs, obstructions, breaks, etc.
 - c. MAINTENANCE TIP - clogged dryer vents are a fire hazard and vents should be checked for obstructions regularly and professionally cleaned every 2 to 3 years as a precaution.
 - d. Birds nest observed in what is believed to be dryer vent (rightmost vent above exterior electric panel) should be removed to prevent collection of lint and fire hazard.



Item D

I. Other

I NI NP D **1. Whole house vacuum systems**

I NI NP D **2. Refrigerator**

1. Functioning: OK Deficient
2. Manufacturer: Kitchenaid Fridge: 37 / 38 / 39 degrees
3. Date of manufacture: 2002 Freezer: 0 / 0 / -2 degrees
4. Comments:
 - a. MAINTENANCE TIP - condenser coils on lower rear side of refrigerator and grille at bottom front of refrigerator should be periodically cleaned of built up dust to keep air moving freely.
 - b. Refrigerator icemaker and water dispenser are functioning properly at time of inspection.

I NI NP D **3. Wine fridge / undercounter fridge**

I NI NP D **4. Standalone icemaker**

I NI NP D **5. Trash compactor**



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I NI NP D **6. Washer & Dryer hookups**

1. Dryer: Gas only Electric only Both gas & elec Not visible (view obstructed)
2. Dryer outlet: 3 pin 4 pin std 110V
3. Comments:
 - a. BUYER TIP - Modern dryers are fitted with a 4-pin plug while older models are fitted with a 3-pin plug. Modern building requirements call for a 4-pin outlet in the laundry room. Be sure to check your dryer and investigate if it is necessary to update the home's receptacle and/or your appliance plug.
 - b. BUYER TIP - Deteriorated washer hoses are a leading cause of leaks in a home. Hoses should be replaced every few years or when signs of wear are present. Moving homes provides a perfect opportunity.
 - c. NOTE - washers and dryers, if present, are not tested. Inspector does not turn on or operate washer dryer valves or fill washer drain to examine for backup. Inspector will search for evidence of past leaks or damage.
 - d. Drain pans are recommended under clothes washers in the event of leaks/spills (although a drain line is not present in the wall for this purpose and would need to be added).
 - e. Water hammer arrestors are recommended on all washer hookups.



Item D (example)



Item E (example)

VI. OPTIONAL SYSTEMS (Not required by TREC to be inspected)

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

1. All zones operated Yes No (*inspector does not examine coverage*)
2. Control box function OK Requires repair
3. Shut-off valve & rpz location: by meter Shut off between meter & RPZ: Yes No
4. Rain sensor location: unknown
5. Leaks / broken heads: Yes No
6. Setting at time of inspection: On Off
8. Comments on zone operation:

SETTINGS FOR PROGRAM: **A** ZONES RUN ON PROGRAM **A:** All
 WATERING DAYS: Mon Tue Wed Thur Fri Sat Sun OFF Time: 12:00

SETTINGS FOR PROGRAM: **B** ZONES RUN ON PROGRAM **B:** None
 WATERING DAYS: Mon Tue Wed Thur Fri Sat Sun OFF Time: OFF

SETTINGS FOR PROGRAM: **C** ZONES RUN ON PROGRAM **C:** None
 WATERING DAYS: Mon Tue Wed Thur Fri Sat Sun OFF Time: OFF



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ZONE	RUN TIME	HEAD TYPE	AREA	COMMENT
Z1-	5	spray	front & north planters	ok
Z2-	5	spray	front lawn; north of drive	ok
Z3-	5	spray	front lawn; main area north	ok
Z4-	5	spray	front lawn; main area south	head just east of oak tree is clogged and should be cleaned or replaced
Z5-	5	spray	strip south of house	ok (inspector adjusted 3 heads)
Z6-	5	spray	pool planters	1. head at end of pool waterfall is broken and sprays into air 2. underground leak at bottom right of firepit stairs 3. head by north side gate sprays walkway; suggest swap to a side spray head instead of 180 degree head
Z7-	11	rotor	rear lawn and planters	1. head at south fence is a rotor that spray neighbors yard. Suggest switching to side spray head. 2. head at north end of grass is leaning and does not adequately spray lawn. Repair required.
Z8-	11	rotor	rear lawn along gold course	ok
Z9-	0	- - -	pool autofill	ok (see pool section for notes on autofill valve issue)

9. General comments:

- a. BUYER NOTE - grass tendrils tend to grow over sprinkler heads periodically, particularly with St Augustine grass. Sometimes these roots may hold sprinkler in lowered (closed position) when zone is activated.
- b. BUYER TIP - the above table should be printed/cut out and taped to inside cover of sprinkler controller for future reference.
- c. BUYER NOTE - inspector is not able to test rain sensor device for proper function, if present.



Zone 4



Zone 6 (item 1)



Zone 6 (item 2)



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Zone 6 (item 3)



Zone 7 (item 2)

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

POOL & SURROUNDINGS				
Construction: <u>Plaster on gunite</u>		Plaster type: <u>pebble</u>		Sanitation type: <u>salt</u>
ITEM	OK	DEFICIENT	N/A	NOTE
Gates self closing		X		
Gate height / size	X			
Gate latch height / type		X		
Tiles	X			
Coping	X			
Coping expansion joint		X		
Decks	X			
Pool / plaster surface	X			
Skimmers	X			
Skimmer weirs	X			
Jets	X			
Valves - manual	X			
Valves - electric	X			
Dual main drains or anti-siphon lid	X			
Pool lighting		X		
Door alarms		X		not present
Elevation changes marked		X		
Exits where required	X			
Underground leaks			X	(not part of inspection)
Pool chemistry (varies by day)			X	(not part of inspection)
Autofill function		X		
Overflow line	X			

POOL WATER FEATURES				
ITEM	OK	DEFICIENT	N/A	NOTE
Waterfall weirs			X	
Stone waterfalls	X			
Fountains			X	
Slides			X	
Ladders			X	



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EQUIPMENT: FILTER				
Filter type:	<input type="checkbox"/> Sand	<input type="checkbox"/> Cartridge	<input checked="" type="checkbox"/> Diatomaceous earth (D.E.)	
Filter size:	<u>no label</u> gpm	<u>no label</u> sf filter area	<u>23</u> psi at time of inspection	
ITEM	OK	DEFICIENT	N/A	NOTE
Visible leaks	X			
Backwash hose	X			
Multi-port valve	X			

EQUIPMENT: PUMP MOTORS				
ITEM	OK	DEFICIENT	N/A	NOTE
Circulation pump	X			2.0 hp <input type="checkbox"/> var speed
Cleaner booster pump	X			0.75 hp <input type="checkbox"/> var speed
Water feature pump	X			1.5 hp <input type="checkbox"/> var speed
Spa blower	X			
Signs of corrosion	X			
Visible leaks		X		

EQUIPMENT: CLEANING DEVICES				
Cleaner type:	<input checked="" type="checkbox"/> Pressure vac w/ booster	<input type="checkbox"/> Pressure vac	<input type="checkbox"/> In-floor	<input type="checkbox"/> None
ITEM	OK	DEFICIENT	N/A	NOTE
Leaks at robot or tail		X		
Leaks at supply hose	X			
Leaf bag	X			
Jet operation	X			
Tail scrubber	X			
Damage / excessive wear	X			
Reversing valve	X			

EQUIPMENT: HEATERS				
BTU's:	<u>400,000</u> (note - gas meter will cap BTU's at 250K)	Manufactured date:	2009	
ITEM	OK	DEFICIENT	N/A	NOTE
Located near window	X			
Signs of corrosion	X			
Visible leaks	X			
Flex gas connector		X		
Regulator vented 3'			X	

EQUIPMENT: SANITATION				
				Salt level (if applicable): <u>300</u> ppm
ITEM	OK	DEFICIENT	N/A	NOTE
In-line chlorinator			X	
T-cell salt water chlorine generator	X		X	(can not be tested)
UV sanitizer			X	(can not be tested)
Ozonator			X	(can not be tested)

EQUIPMENT: CONTROL PANELS & ELECTRICAL PANELS				
ITEM	OK	DEFICIENT	N/A	NOTE
Remote control			X	
Control panel in residence	X			
Control panel at equipment	X			
Control panel at spa edge		X		
Freeze protection present			X	(can not be tested)
Wiring damage at control panels	X			



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SHOCK PROTECTION				
ITEM	OK	DEFICIENT	N/A	NOTE
Bonding - motors		X		
Bonding - heater	X			
Bonding - pool rebar cage			X	(not visible) bonded at control panel
Bonding - ladders			X	
Bonding - pool lights			→	
GFCI - surrounding outlets		X		
GFCI - lighting		X		
GFCI - equipment		X		

1. Comments:

NOTES & MAINTENANCE TIPS

- a. Disclaimer - Inspector can only verify bonding/grounding at the pump & filter equipment pad and does not test for continuity of bonding wiring. Bonding/grounding of the pool reinforcing steel, underground light fixture enclosures, and underground equipment can not be viewed, tested, or verified by normal inspection means and are outside the scope of this inspection.
- b. Disclaimer - Underground leaks can not be identified without extensive camera scoping, excavation, pressure testing, extended observation or water level monitoring, etc and are outside the scope of this inspection.
- c. Disclaimer - Inspector can not verify bonding at pool lighting.
- d. BUYER NOTE - Under new standards, bonding of pool reinforcement cage is no longer acceptable and pools must be equipped with a continuous dedicated ground wire encircling pool.
- e. BUYER NOTE - Replastering will be required every 15 years on average, depending on type of plaster and the consistency of chemical balance maintained in the pool.
- f. BUYER TIP - check chemical levels on a weekly basis for proper pool water balance. Test strips are difficult to read; bring a water sample to your local pool store for an expert computerized analysis and
- g. BUYER TIP - Backwashing of filters is recommended when filter pressure reaches 10 psi above normal (clean) operating pressure.
- h. BUYER TIP - there are 3 major types of pool filters. They are: sand (traps larger particles), cartridge (traps medium particles), and D.E. (diatomaceous earth) (traps the finest of particles).
- i. BUYER TIP - all pool filters require regular maintenance:
 Sand filters - sand should be removed and replaced every 2 years.
 Cartridge filters - cartridge filters should be removed and washed with hose on monthly basis during summer months.
 D.E. filters - D.E. is removed when filter is backwashed. New D.E. must be added after every backwash. Follow label instructions.
- j. BUYER TIP - if pool is equipped with an inline chlorinator, check chlorine puck level weekly and add as necessary. Pool will use double or triple the amount of chlorine in the summer as it does in winter.
- k. BUYER TIP - buyer and realtor should ensure seller maintains pool through closing date, as often times pools can be forgotten during this transition. A pool chemical rebalancing can easily cost several hundred dollars.
- l. BUYER TIP - nylon belts and gears inside robotic cleaner tend to wear over time and should be replaced if wheels have trouble turning. Many local pool stores will perform labor for free if you purchase parts from them.
- m. BUYER TIP - during the summer months, it is not unusual for a pool to lose 1-3" of water per week due to evaporation.
- n. LIMITATION - robotic cleaners, pumps, filters, and heaters are not disassembled. Inspection is visual only.
- o. LIMITATION - salt water generators, UV lights, and ozonators can not be tested for function using normal inspection methods.
- p. LIMITATION - underground leaks at piping or joints can not be determined by this inspection. If this is a concern, an ultrasound or camera scoping can be performed by a licensed contractor.
- q. NOTE - although pool heater is 400,000 BTU, most residential gas meters are capped at 250,000 BTU supply.



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DEFICIENCIES & COMMENTS - POOL SURFACE, JETS, DRAINS, SKIMMERS

- a. Steps and other abrupt changes in elevation inside the pool are required to be marked with tile, paint or other identifying marker.
- b. Spa light not functioning. Recommend repair.
- c. Lights around pool deck steps were being repaired by owner at time of inspection.
- d. NOTE - No significant cracking to plaster was observed that would be considered detrimental to pool function.
- e. NOTE - Modern pool safety standards require at least two drains in each body of water per the Virginia Baker Act to prevent accidental drowning. If this is not feasible, an anti-suction or raised drain cover is recommended. Pool and spa are equipped with multiple drains.

DEFICIENCIES & COMMENTS - SURROUNDING COPING, DECKING, AND FENCING

- e. Crack to decking surface by robot hose. These cracks do not transfer to the pool plaster surface and although excessive in quantity, they are not excessive in size. However, they should be monitored for worsening condition.
- f. Lack of expansion joint between pool coping and decking. This may causing cracking around the perimeter of the pool deck due to differential movement between pool bond beam (buried sides) and decking.
- g. Gates leading to pool area must have latches that are at least 54" high to prevent access by children (currently 45" high)
- h. Gates leading to pool area must be self closing to prevent access by children. Gates have spring hinges but should be adjusted / replaced, as the gate does not self-close.

DEFICIENCIES & COMMENTS - CLEANING DEVICES

- i. Robotic cleaner is functioning with minor leaks to hose joints (typical). Missing scrubber sponge on tip of tail (these are a consumable item that assist with scrubbing algae from pool plaster).
- j. Normal wear and tear to robotic cleaner tires. These require periodic replacement every few years along with interior gears and belts.
- k. Robotic cleaner tail has detached from body and should be reattached.

DEFICIENCIES & COMMENTS - EQUIPMENT & PIPING

- l. Pool plumbing pipes and valves should be labeled for their intended use.
- m. Exposed pool plumbing pipes are recommended to be painted to protect against UV degradation.
- n. Minor leak at hose connection to cleaner booster pump outlet. This should be tightened / adjusted.
- o. Heater control panel was missing face, prohibiting operation from the panel itself. However, heater could be operated from control panel in house and pool panel on exterior wall.
- p. Slight corrosion to exterior of burner in pool heater. This is typical due to presence of chlorine and exposure to outside elements. Pool heaters typically have a short 10 year life expectancy.
- q. Salt water generator requires service. Salt levels are below 2600 ppm and "service" lights are on.
- r. Pool motors were found to be in good working order. However, it should be noted that due to the outdoor environment, harsh running conditions, and corrosive chemicals, pool motor life expectancy is typically between 5-7 years.
- s. Main breaker protecting pool equipment (located in main service panel) is recommended to be GFCI protected, even if the pool panel itself provides GFCI protection for underwater lighting.
- t. GFCI outlet on side of pool panel did not trip when tested with device and should be replaced.
- u. All pump motors should be bonded with a #6 copper wire and grounded to the electrical system panel or grounding rod. This is required for safety. Cleaner booster pump is not bonded.
- v. Labeling of "AUX" auxiliary buttons in control panel is recommended. Inspector determined the following:
 - AUX 1 = robot booster pump
 - AUX 2 = spa blower
 - AUX 3 = waterfall pump
 - AUX 4 = pool light
 - AUX 5 = spa light (assumed)
 - AUX 6 = not used
 - AUX 7 = not used
- w. Autofill for pool (on north side) is tied into irrigation zone #9 and will only fill the pool when programmed by the irrigation control panel. However, when tested, the float switch inside the autofill did not stop the flow of water, even when the pool was above the overflow mark. Suggest replacement or repair.



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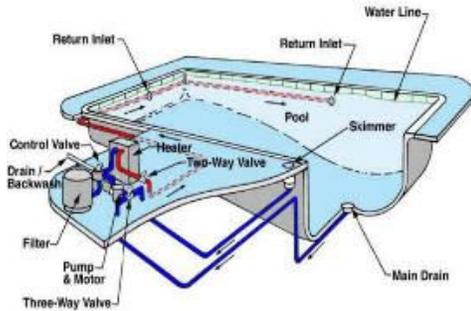
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 Austin, TX

Property Location: 123 Main St, Anytown TX **Inspected By:** Matthew Kenny **Insp Date:** January 1, 2020
Prepared For: Charlie Connors **TREC License:** #09997 **Time:** 9:00 AM

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

DEFICIENCIES & COMMENTS - OTHER

- x. Although not often installed, audible alarms are required by current standards on all exterior doors and windows leading to pool area.
- y. Small leak to back side of waterfall at SW corner.



Pool Components



Photo of pool equipment (for reference)



Photo of robotic cleaner jets (OK)



Photo of robotic cleaner reverse valve (OK)



Photo of heater cabinet interior (OK)



Item F



Item K



Item N



Item O



Item Q



Item U



Item X



COLOR CODING LEGEND	
■	= Strongly recommended
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■	= Recommended but low priority, or a call to attention
■	= Informational note or recommended but not feasible

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C. Outbuildings

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

E. Private Sewage Disposal (Septic) Systems

F1. Other - Fire Protection Equipment

F2. Other - Water Softener

- Comments:
 - BUYER NOTE - Plumbing loop has been installed for potential future water softening system.

F3. Other - Whole-House Water Filtration System

F4. Other - Built In BBQ / Outdoor Kitchen

- BBQ lighting: Acceptable Deficient
- Rotisserie function: Acceptable Deficient N/A
- Gas shut-off: Acceptable Deficient N/A
- Plumbing condition: Acceptable Deficient N/A
- Undercounter fridge: Acceptable Deficient N/A Fridge: / 39 degrees
- Comments:
 - Rotisserie not installed at BBQ. Buyer should inquire with seller if available.
 - No battery installed for ignitor for BBQ back burner.



Item B

F5. Other - Landscaping / Fences

- Fence types: Vinyl Wood Iron Chain link Other
- Post types: Treated 4x4 Landscape timbers Steel Other
- Comments:
 - BUYER NOTE - Wood fence posts are typically constructed of one of the following 3 materials: landscape timbers (lasting 5-10 years), treated 4x4 posts (lasting 10-20 years), and metal posts (lasting 20-40 years).
 - NOTE - inspector does not test landscape lighting, if present.

F6. Other - Pest Activity

- Comments:

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- a. See attached Wood Destroying Insect (termite) report performed by third party. Results:
 - 1) ACTIVITY - none observed at time of inspection.
 - 2) EVIDENCE OF PRIOR TREATMENT - none.
 - 3) CONDUCTIVE CONDITIONS - high soil lines.
 A quotation for a pest control program is attached.
- b. BUYER TIP - Sealing of exterior rodent entry points along roof (typically where lower roof slopes meet upper roof soffits) is recommended to prevent rodent entry into attic and is required per IRC G2404.9 code.
- c. BUYER TIP - Installing mesh (or installing a manufactured vent cover) over rooftop plumbing vents will help keep rodents and foreign objects from entering sewer and vent piping. This is rare.
- d. BUYER TIP - Recommend sealing plumbing line penetrations under sinks (including kitchen oven gas line) to prevent pest entry from in walls or below ground.
- e. BUYER TIP - in the future, shrubs and trees should be kept trimmed back at least 12" from the structure to prevent the transfer of nuisance and carpenter ants. Mulch should be kept at least 6" from siding to discourage termite movement.
- f. BUYER TIP - Sealing the gap between the garage door jamb and the door at the concrete slab will help keep pests out of garage. A non-steel scouring pad (or other mtl) stuffed in the gap works well.
- g. BUYER TIP - installing mesh at masonry weep holes will help keep pests and wasps from entering wall cavity while still allowing water to drain
- h. BUYER TIP - wooden expansion joints placed against the foundation in driveways, patios, and walkways attract wood destroying insects. When possible, these should be removed and replaced with caulking or fibrous joint fillers.
- i. NOTE - evidence of rodent gnawing on roof fascia above front sitting room is an indication of rodents attempting to enter attic. Rodent exclusion has been installed by owner.
- j. Signs of minor rodent activity in upper study attic (droppings / insulation trails / grease runs).



Item B (sample photo)



Item C (sample photos)



Item D (sample photo)

I NI NP D **F7. Other - Security Systems**

1. Alarm service panel location: master closet
2. Comments:
 - a. Security alarm system inspection is not part of this report. The following observations were made during a cursory review of the home and is not intended to be a thorough reporting.
 - b. Alarm chime was heard during all window and door operation.

I NI NP D **F8. Other - Low Voltage & Media**

1. Pull panel (ON-Q panel) location: master closet
2. Comments:
 - a. Inspector does not inspect low voltage systems as this requires equipment hookups and therefore is outside the scope of inspection. This includes cable, phone, internet, and audio / speaker systems.
 - b. Cover missing on low voltage panel on exterior of home by electrical panel.

I NI NP D **F9. Other - Boat Docks**



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F10. Other - Lead Paint / Asbestos

1. House constructed prior to 1978 Yes No
2. Lead paint testing performed: Yes No
3. Asbestos testing performed: Yes No
4. Comments:
 - a. No items to report; home was constructed after 1978/1980 when the majority of these products were no longer in use.

F11. Other - Cosmetics

1. Comments:

COSMETICS:

 - a. NOTE - TREC does not require inspectors to comment on aesthetics. Any comments included below are purely for the client's information and is not a comprehensive listing.
 - b. Minor stress cracking of drywall noted at pantry wall corners and garage (typical in an unconditioned room). Cracks should be monitored for worsening condition; otherwise, no action required.
 - c. Minor stress cracking of floor tile noted at center of laundry room and in front of rear door. Cracks should be monitored for worsening condition; otherwise, no action required.
 - d. Light separation of caulking joints at:
 - inside corners of window headers and jambs
 - window sills
 - inside corners of baseboards and baseboard joints
 - where baseboards meet door trim
 - where baseboards meet tile floors
 This is typical. Over time the water content of inexpensive caulking dries out, causing shrinking and cracking. Touchup with higher quality silicone caulking can be performed.
 - e. Small drywall patch observed at ceiling corner in upper bonus room, above curved guardrail. Noted for record; no repair required.

F12. Other - Thermal Imaging

1. Outside temperature: n/a Inside temperature: n/a
2. Comments:

NOTES ON INSULATION

 - a. NOTE - in most homes, some cold spots or loose insulation is unavoidable, particularly at attic soffit vents and areas of heavy framing such as inside corners of walls and above and aside windows and doors.
 - b. NOTE - batt insulation never provides as tight a seal against wall studs and ceiling joists as loose-fill insulation or foam. This is inherent to the product and some gaps and heat loss is to be expected.

WEATHERIZATION TIPS

 - c. Below is an example of the difference a set of window screens can make for heat gain in your home (red shows heat entry, white is cooler). Adding blinds or curtains further helps to reduce heat gain.
 - d. The use of insulating foam seals behind all outlet and switch faceplates is an easy way to reduce conditioned air loss through your exterior walls and increase your energy efficiency.
 - e. Keeping door weatherstripping in good condition and tight to doors significantly reduces loss of conditioned air.
 - f. Pet doors should be equipped with insulated "extreme weather" flaps where possible.
 - g. Keeping attic stairs well insulated and the void around attic stair frame filled with spray foam *significantly* reduces the loss of conditioned air from your home in both summer and winter.
 - h. Recommended insulation R-value in an attic is R-38. *Approximate* depth of insulation to achieve this is 13-15" for loose fiberglass insulation, 10" for cellulose insulation, and 6.25" for properly rated fiberglass batt insulation. Recommended insulation R-value in walls is R-13 / R-15.

RESULTS

 - i. BUYER TAKE NOTE - A complete thermal image scan of the home was not performed at buyer's request. The above items are general information and tips only.

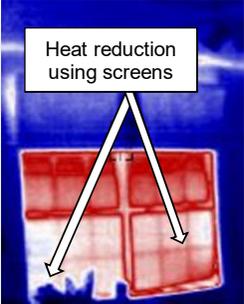


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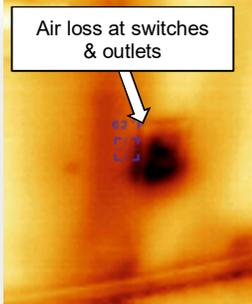
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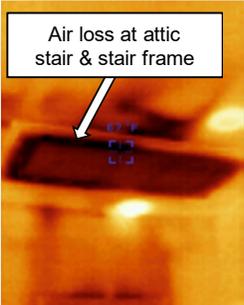
Item C (window screen heat reduction)



Item D (example of foam seal)



Item D (typical air loss at switch/outlet)



Item G (typical air loss at attic stair)

I NI NP D **F13. Other - General Comments**

1. Comments:
 - a. Prior to leaving the site, inspector shut off all lights and locked all windows and doors. Returned the thermostat to its previous setting of Heat 66 upstairs and down.
 - b. Inspector removed shoes while inside home.
 - c. NOTE - as home is currently furnished, some belongings may have obstructed a complete and full view of all wall and floor areas.

PART 4: GLOSSARY & LIFE EXPECTANCIES





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PART 4 - HELPFUL TERMS

GLOSSARY OF TERMS

- 1) **AFCI** (Arc Fault Circuit Interrupter) - a circuit breaker in the electrical panel that shuts off power when it detects a dangerous electrical arc. Its primary purpose is to prevent electrical fires.
- 2) **Bonding** - the practice of connecting several devices or pieces of equipment with wiring to the home's grounding system.
- 3) **Branch circuit / wiring** - wiring that runs from the electrical panel throughout the home.
- 4) **Differential settlement** - cracking in concrete that produces vertical separation. This is commonly due to failure of the reinforcement or lack of support and is typically cause for repair.
- 5) **Drip leg** - also called a sediment trap. An extra piece of piping on a gas line, mounted below the lowest point of connection. Used to collect sediment or condensation that may enter gas piping.
- 6) **Electrical service panel** - also called 'main electrical panel'. Main point of distribution for the electrical service from the meter. Typically found on the exterior of the house and typically contains breakers for 220V appliances.
- 7) **Electrical sub panel** - point of distribution for branch wiring. Typically located in a garage or utility room and contains breakers for 110V circuits.
- 8) **Flue pipe** - a double-walled pipe that vents hot gases or smoke from a gas fired appliance (water heater, furnace, fireplace, etc) to the exterior of the residence.
- 9) **GFCI** (Ground Fault Circuit Interrupter) - a fast acting device (typically an outlet or circuit breaker) that shuts off power when it detects the current flowing along an unintended path, such as through water or a person. Its primary purpose is to prevent electric shock.
- 10) **Grounding** - the practice of connecting the home's electrical system to an exterior connection with the ground. The purpose is to carry an inadvertent and dangerous electrical charge to the ground outside the home.
- 11) **Hose bib** - also called a spigot, hose valve, hose shutoff, hose handle, garden hose valve, etc
- 12) **Nuisance tripping** - name given to circuit breakers that trip for unknown reasons, requiring frequent resetting.
- 13) **Romex** - the common brand name of sheathed non-metallic wiring commonly used on residential homes.
- 14) **RPZ valve** (Reduced Pressure Zone valve) - a type of backflow prevention device used to protect water supplies from contamination.
- 15) **TPR valve** (Temperature & Pressure Relief valve) - a safety device designed to protect a pressurized container (typically found on water heaters) during an overheating or overpressure failure. Valve will open if temperature or pressure exceeds maximum setting.
- 16) **TREC** (Texas Real Estate Commission) - the governing body that regulates and licenses home inspectors.



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PART 4 - TYPICAL LIFE EXPECTANCIES

(Adjusted for Central Texas area)

MECHANICAL

HVAC unit	15-20 years
Water heater	10-15 years
Electrical panels	60 years
Light bulbs – incandescent	1-2,000 hrs
Light bulbs – CFL	8-10,000 hrs
Light bulbs – LED	30-50,000 hrs

APPLIANCES

Refrigerator	10 years
Range oven	15 years
Washer/dryer	10-15 years
Dishwasher	10 years

ROOFING

Composite shingles	15-20 years
Clay or concrete tile	40-60 years
Metal roof	40-80 years

EXTERIOR WALL CLADDING

Vinyl siding	30-50 years
Wood or fiberboard siding	40-60 years
Stucco	50-60 years
Cement (hardie) siding	75-100 years
Masonry	75-100 years

WINDOWS

Aluminum	20-30 years
Vinyl or fiberglass	30-40 years
Wood	20-30 years
Wood clad	30-40 years

PART 5: WDI REPORT

