



Pedernales
PEAK INSPECTIONS

Pedernales Peak Inspections

TEXAS TREC REI 7-6 PROPERTY INSPECTION

1140 Ranch Road 12 Dripping Springs, TX 78620

Texas Property Inspection Report

DATE

September 26, 2026

LICENSE

24681



9

Safety Hazard

17

Major Deficiency

25

Minor Deficiency

10

Maintenance Item

2

Cosmetic

HM

CLIENT

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BUYER'S AGENT

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PROFESSIONAL INSPECTOR

Grant Ostrowski

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Grant Ostrowski



PROPERTY INSPECTION REPORT FORM

Holly Marchetti	September 26, 2026
<i>Name of Client</i>	<i>Date of Inspection</i>
1140 Ranch Road 12, Dripping Springs, TX 78620	
<i>Address of Inspected Property</i>	
Grant Ostrowski	24681
<i>Name of Inspector</i>	<i>TREC License #</i>
<i>Name of Sponsor (if applicable)</i>	<i>TREC License #</i>

PURPOSE OF INSPECTION

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

RESPONSIBILITY OF THE INSPECTOR

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

The inspector IS required to:

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

The inspector IS NOT required to:

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

RESPONSIBILITY OF THE CLIENT

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

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

REPORT LIMITATIONS

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

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

This inspection IS NOT:

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

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

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

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices and arc-fault (AFCI) devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices;
- lack of electrical bonding and grounding; and
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).

Please Note: items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions. The decision to correct a hazard or any deficiency identified in an inspection report is left up to the parties to the contract for the sale or purchase of the home.

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions.

INFORMATION INCLUDED UNDER "ADDITIONAL INFORMATION PROVIDED BY INSPECTOR", OR PROVIDED AS AN ATTACHMENT WITH THE STANDARD FORM, IS NOT REQUIRED BY THE COMMISSION AND MAY CONTAIN CONTRACTUAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTUAL TERMS BETWEEN PARTIES. IF YOU DO NOT UNDERSTAND THE EFFECT OF ANY CONTRACTUAL TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Additional Information Provided by Inspector

- Present at inspection: Buyer and buyer's agent, for the walk-through at the end
- Occupancy: Occupied and furnished. Furniture and stored items limited some views.
- Weather: Sunny (continued — see Additional Information, continued in the attached addendum)

I	NI	NP	D	I=Inspected	NI=Not Inspected	NP=Not Present	D=Deficient
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ADDITIONAL INFORMATION (CONTINUED)

- and clear, about 88 F at the start.
- Soil condition: Dry, with shrinkage cracks in the clay at the rear yard
 - Front of house faces: East, toward Ranch Road 12
 - Year built and size: About 2001 per the listing, about 2,650 sq ft, one story
 - Utilities: Water, electricity and natural gas were on during the inspection
 - Expansive soil: Clay here swells and shrinks. Keep soil moisture even around the slab.
 - Option period: Have any repairs or evaluations done before the option period ends

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ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Use this section for any inspector-provided preamble, methodology, scope notes, or cover-letter content that should print before the TREC verbatim sections.

Present at inspection

Buyer and buyer's agent, for the walk-through at the end

Occupancy

Occupied and furnished. Furniture and stored items limited some views.

Weather

Sunny and clear, about 88 F at the start.

Soil condition

Dry, with shrinkage cracks in the clay at the rear yard

Front of house faces

East, toward Ranch Road 12

Year built and size

About 2001 per the listing, about 2,650 sq ft, one story

Utilities

Water, electricity and natural gas were on during the inspection

Expansive soil

Clay here swells and shrinks. Keep soil moisture even around the slab.

Option period

Have any repairs or evaluations done before the option period ends

I. STRUCTURAL SYSTEMS

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A. Foundations

Type of Foundation(s): Slab on Grade, Post-Tensioned Slab

Comments:

Foundation type

Post-tensioned concrete slab on grade. The lot is expansive clay over shallow limestone, which is common in western Hays County.

Foundation performance opinion

In the inspector's opinion, the foundation appeared to be performing as intended at the time of the inspection. The visible signs of movement were minor: a hairline crack in the perimeter beam below the kitchen window, a hairline drywall crack above the living room doorway, and a rear door strike that no longer lines up. Each is listed below.

Floors walked

The floors were walked throughout the home and no sloping was noticed by foot. No floor elevation survey was done.

Soil moisture advice

Clay soil shrinks when dry and swells when wet, and uneven moisture drives slab movement. Keeping the soil evenly moist around the whole slab in dry months, with soaker hoses or scheduled watering, helps limit movement.

PT cables not visible

The post-tension cable ends are covered by the stone veneer, soil and beds, so their condition could not be seen.

Post-tensioned slab cables and stressed tendons are not visible and were not inspected. Damage to PT cables is outside the scope of a visual inspection.

Foundation obscured (landscaping)

Beds, stone edging and heavy shrubs along the front and north walls hid most of the perimeter beam from view.

Portions of the foundation perimeter were obscured by landscaping, mulch, or stored items and could not be fully inspected. Recommend re-inspection of obscured areas if foundation conditions are a concern.

Interior floors obscured

Rugs, carpet and furniture covered much of the slab surface. Cracks under floor coverings cannot be seen.

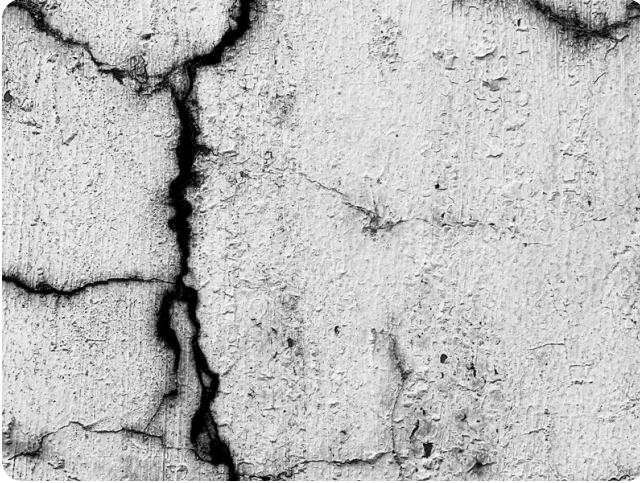
Floor coverings, furnishings, and stored items limited inspection of interior floor surfaces for level and movement indicators. Only accessible interior areas were evaluated for evidence of foundation movement.

I NI NP D

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Hairline crack in perimeter beam**MAJOR DEFICIENCY**

A hairline vertical crack, about 1/16 inch wide, was seen in the exposed perimeter beam below the kitchen window. There was no measurable offset and no related cracking in the limestone veneer above it or in the kitchen finishes. Cracks like this are common with slab movement in this clay soil. Recommend sealing the crack and monitoring it; if it widens or new cracks appear, have the foundation evaluated by a licensed professional engineer.



1

Drywall crack at living room doorway**MINOR DEFICIENCY**

A hairline drywall crack runs up from the corner of the doorway between the living room and the hall. It shows no offset and is a common, minor sign of slab movement. Recommend patching and monitoring; report any widening to a licensed professional engineer.



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X ☐ ☐ X**B. Grading and Drainage**

Comments:

Site drainage

The lot falls gently from the front (east) toward the rear yard and the live oaks at the back. Most of the perimeter drained away from the house. Gutters are on most eaves and discharge at the surface.

Dry conditions at inspection

No rain had fallen in the week before the inspection, so how the yard drains in a heavy storm could not be seen.

Heavy rainfall was not present at time of inspection. Drainage performance under storm conditions could not be evaluated.

Underground drainage not inspected

Two front downspouts tie into buried drain pipe. Buried lines were not inspected or flow tested.

Underground drainage systems were not inspected. Only discharge points visible at the surface were observed.

Grade slopes toward rear wall**MINOR DEFICIENCY**

Grade slopes toward the foundation along the rear elevation near the AC condenser pad, allowing water to pool against the slab after heavy rain. Recommend regrading to direct water away from the structure.

Downspouts discharge at the slab**MINOR DEFICIENCY**

The downspouts at the rear left corner and at the garage wing end right at the slab with no extension or splash block. Roof water soaking the clay at the slab adds to seasonal movement. Recommend extensions that carry water at least 5 feet from the house.



3

Gutters holding debris

MAINTENANCE ITEM

Oak leaves and shingle granules fill the gutters at the rear addition and garage wing. Full gutters overflow at the foundation and can back water under the roof edge. Recommend cleaning the gutters and flushing the downspouts.



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C. Roof Covering Materials

Types of Roof Covering: Metal, Composition Shingles (Architectural)

Viewed From: On Roof, Eaves with Ladder, Drone

Comments:

Roof coverings

The main house and the front porch have painted, exposed-fastener ribbed metal panels. The rear addition and the attached garage wing have architectural composition shingles, estimated at 20 or more years old.

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Composition slopes

The composition slopes on the rear addition and garage wing were walked. Shingles showed general granule loss, curled edges and cracked tabs, as listed below. Valleys are closed-cut and the eaves have metal drip edge.



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Roof penetrations

Penetrations include plumbing vents, the furnace and water heater flues, box vents on the composition slopes, and the limestone chimney on the main house.

Metal roof not walked

The metal panels over the main house were not walked, to avoid denting them and because painted metal is slippery. They were viewed from a ladder at the eaves and by drone, so small fastener details on the upper slopes may have been missed.

Roof was not walked due to pitch, condition, height, or weather. Roof was inspected from ground level and accessible vantage points using binoculars and/or drone imagery. Conditions not visible from these vantages were not inspected.

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Roof age/warranty not verified

The age of both roof coverings was estimated from condition. No install dates, permits or warranty papers were provided. Ask the seller for records.

Roof covering age and remaining service life are visual estimates. Manufacturer, installation date, and any transferable wind/hail warranty — significant for Texas storm claims — were not verified from documentation.

Underlayment not visible

The underlayment under both coverings could not be seen. The inspection cannot say whether the roof leaks now, has leaked, or will leak.

Underlayment, decking, and flashing concealed by the roof covering were not inspected. Hidden defects below the covering surface are outside the scope of a visual inspection.

Worn shingles at rear addition and garage

MAJOR DEFICIENCY

The architectural composition shingles on the rear addition and the attached garage wing are estimated at 20 or more years old. Several tabs are cracked and granule loss is heavy on the south-facing slopes, consistent with the sun and hail exposure common in the Hill Country. These slopes are near the end of their service life. The metal roof over the main house is a separate covering and is covered in its own findings. Recommend evaluation by a qualified roofing contractor for repair or replacement of the shingle slopes.



8

Worn washers on metal roof screws

MAJOR DEFICIENCY

Many exposed screws on the main house metal panels have dried, cracked or flattened rubber washers, and a few screws have backed out on the south slope near the ridge. Worn washers are the most common leak point on this kind of roof. Recommend a qualified roofing contractor replace or reseal the fasteners across the metal roof.

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Flashing gaps at limestone walls

MAJOR DEFICIENCY

Where the porch roof and the garage wing roof meet the limestone walls, the flashing is face-sealed with caulk only. The caulk has cracked and pulled away from the uneven stone in several spots, and there is no cut-in counterflashing. Water can run behind the flashing into the wall. Recommend a qualified roofing contractor and a mason install proper counterflashing.

No kick-out flashing

MAJOR DEFICIENCY

There is no kick-out flashing where the garage wing roof edge meets the siding on the side wall of the rear addition, and water staining runs down the siding below. Roof water is being sent down the wall at this spot. Recommend a qualified roofing contractor install kick-out flashing and check the wall sheathing behind the stain.



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I NI NP D

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Cracked plumbing vent boot**MAJOR DEFICIENCY**

The rubber boot around a plumbing vent on the garage wing roof is cracked and split at the collar. Water can run down the pipe into the attic, and stains were found on the decking below it. Recommend replacement by a qualified roofing contractor.



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**D. Roof Structures and Attics****Viewed From:** Entered Attic**Approximate Average Depth of Insulation:** 9–12 inches**Comments:****Attic access and framing**

The attic was entered from the pull-down ladder in the garage; a second scuttle hatch is in the hall closet. The roof is framed with 2x8 rafters and 2x6 ceiling joists over plywood decking. No broken or sagging framing was seen.



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Insulation

Blown fiberglass covers the ceilings, with batts at the rear addition knee walls. Coverage was fairly even over the main house and thinner at the garage wing and at the eaves.



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Ventilation

The attic is vented by soffit vents at the eaves and ridge and box vents at the top. Airflow appeared adequate where the soffit vents were clear.



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Attic partial access

There is no decked walkway past the air handler. The far eaves and the low area over the rear addition could only be viewed from a distance.

Portions of the attic were not entered due to low clearance, insulation depth, lack of decking, or safety concerns. Only accessible areas were inspected.

Insulation not disturbed

Insulation was not moved. Wiring, ceiling framing and any damage under the insulation could not be seen.

Areas concealed by insulation were not inspected. Insulation was not moved or disturbed during inspection.

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Stained roof decking at garage wing**MAJOR DEFICIENCY**

Water stains were seen on the roof decking of the garage wing around the plumbing vent. The stains were dry at the time of the inspection but show past leaking, likely from the cracked vent boot listed under Roof Covering. Recommend a qualified roofing contractor repair the leak and check the decking for soft or damaged wood.



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Uninsulated attic hatch**MAINTENANCE ITEM**

The scuttle hatch in the hall closet has no insulation on top and no weatherstrip. Hot attic air leaks into the home here. Recommend adding rigid insulation and weatherstripping to the hatch.



16

Soffit vents blocked by insulation

MINOR DEFICIENCY

Blown insulation is packed against the soffit vents along the rear eave of the main house, cutting off intake air. Poor airflow raises attic heat and can shorten roof life. Recommend installing vent baffles and pulling insulation back from the eaves.



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☒ ☐ ☐ ☒ E. Walls (Interior and Exterior)

Comments:

Exterior walls

The main house is limestone veneer laid in mortar. The garage wing is brick veneer. The rear addition has vinyl lap siding with vinyl soffits. Porch posts and trim are painted wood.



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Interior walls

Interior walls are painted drywall with a light texture. No walls were wet, bowed or out of plumb in the rooms viewed.

Interior walls partially obscured

The home was furnished. Furniture, wall hangings and stored items hid parts of the walls.
Interior wall finishes covered by furniture, wall hangings, or stored items were not fully inspected.

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Fresh paint may conceal prior repairs

Several interior walls had fresh paint and patching, which can hide past cracks or stains.

Freshly painted, skim-coated, or recently patched interior wall surfaces may conceal prior cracking, water staining, or repairs. Only conditions visible at the finished surface were observed.

Open mortar joints in limestone

MAJOR DEFICIENCY

Mortar is cracked, loose or missing between several stones on the north wall of the main house and at the base of the chimney. Open joints let water into the wall and allow stones to loosen over time. Recommend repointing by a qualified mason.

Weep holes covered at garage wing

MINOR DEFICIENCY

Mulch along the garage wing covers the weep holes at the base of the brick. Weep holes let water drain out from behind the veneer. Recommend lowering the bed so the weeps stay open and at least 4 inches of slab shows.



19

Rot at porch post bases

MAJOR DEFICIENCY

The bases of two front porch posts and a short section of rear addition fascia have soft, decayed wood and peeling paint. Decay spreads and lets water and insects in. Recommend repair and repainting by a qualified carpenter.

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F. Ceilings and Floors

Comments:

Ceilings and floors

Ceilings are textured drywall, with exposed cedar beams in the living room. Floors are wood in the main rooms, carpet in the bedrooms, and tile in the kitchen, baths and laundry.

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Garage floor

The garage floor is a smooth-finished concrete slab with a stored workbench and shelving along the walls.

Areas obscured by furnishings

Rugs, furniture and stored items covered parts of the floors, and the garage floor was partly covered. Floor and ceiling areas covered by furniture, rugs, stored items, or wall hangings were not inspected.

Carpet concealed slab/subfloor

Carpet in the bedrooms hides the slab, so cracks under it cannot be seen. Wall-to-wall carpet and pad concealed the slab or subfloor surface beneath. Cracking, staining, prior moisture damage, or transition conditions under the carpet were not inspected.

Hairline ceiling crack in hall

COSMETIC

A hairline tape joint crack runs across the hall ceiling near the attic hatch. It looks like normal seasonal movement. Recommend patching and painting as desired.

Cracked tile in primary bath

MINOR DEFICIENCY

Two floor tiles in front of the primary bath vanity are cracked, and one sounds hollow when tapped. Cracked tile can loosen and let water into the joints. Recommend replacement by a qualified tile installer.

Hairline crack in garage slab

COSMETIC

A hairline shrinkage crack runs across the garage floor with no offset. Cracks like this are common in garage slabs. Listed for monitoring.



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

Comments:

Doors

The front door is solid wood with a glass lite. The rear and side doors are painted steel, and a vinyl sliding patio door opens from the rear addition to the deck. Interior doors are painted wood.

Overhead garage doors

Two insulated steel overhead doors on torsion springs. Both moved smoothly and stayed balanced when run by hand.

Doors blocked / not operated

The closet door in the second bedroom was blocked by stored items and was not operated.

Doors blocked by stored items, furniture, or interior conditions were not operated.

Rear door does not latch**MINOR DEFICIENCY**

The exterior back door does not latch securely into the frame; the strike plate is misaligned. Recommend adjustment by a handyman or door specialist.

No self-closer on garage entry door**SAFETY HAZARD**

The door between the garage and the house does not close and latch on its own. This door should self-close to help keep fire and car exhaust out of the home. This is a safety item. Recommend a qualified contractor install self-closing hinges and confirm the door is solid-core or fire-rated.



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Keyed deadbolt on laundry exit door**SAFETY HAZARD**

The side door from the laundry has a double-keyed deadbolt that needs a key to open from inside. In a fire, the key may not be at hand. This is a safety item. Recommend a thumb-turn deadbolt on all exit doors.

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Torn weatherstrip at patio door**MINOR DEFICIENCY**

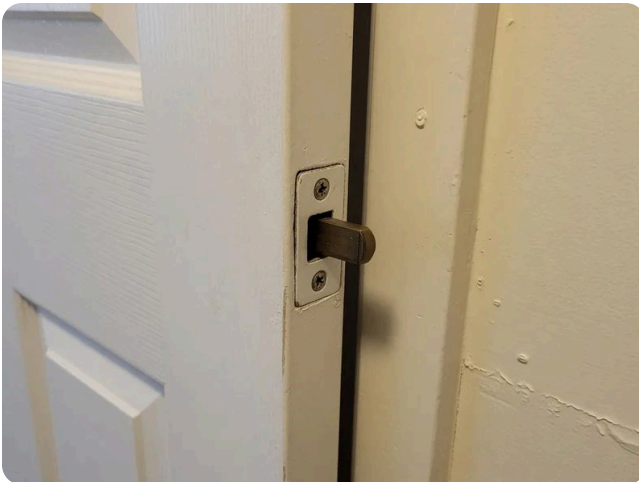
The weatherstrip on the sliding patio door to the deck is torn and flattened, and daylight shows along the edge. Air, dust and wind-driven rain can get past the door. Recommend replacing the weatherstrip.



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Bedroom door latch misaligned**MINOR DEFICIENCY**

The second bedroom door does not latch because the latch meets the strike plate low. Recommend adjusting the strike plate or hinges.



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☒ ☐ ☐ ☒**H. Windows****Comments:****Windows**

The main house has wood double-hung windows with double-pane glass. The rear addition has vinyl double-pane windows. Most windows were opened, closed and locked.

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IGU seal performance variable

Failed seals in double-pane glass can show and hide with temperature and humidity. Only obvious fogging was noted; other units may also have failed.

Insulated glass unit (IGU) seal performance can vary by temperature and lighting conditions. Failed seals not visible at time of inspection may exist.

Windows blocked / not operated

Windows behind furniture and heavy drapes in the primary bedroom were not operated.

Windows blocked by stored items, furniture, or window treatments were not operated.

Fogged glass at two windows**MINOR DEFICIENCY**

Fogging between the panes was seen at a second bedroom window and at the breakfast nook window, which means the seals have failed. Failed units lose insulating value and cloud the view. Recommend a qualified window contractor check all units and replace the failed glass.



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Open joints at windows and stone**MAINTENANCE ITEM**

Sealant between several window frames and the limestone veneer is cracked or missing, mostly on the south and west walls. Open joints let wind-driven rain into the wall. Recommend resealing with a masonry-compatible sealant.

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I. Stairways (Interior and Exterior)**Comments:****No stairways**

The home is one story with no interior or exterior stairways.

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✕ ☐ ☐ **✕** **J. Fireplaces and Chimneys****Comments:****Fireplace**

A masonry fireplace in the living room with a limestone face and chimney, a firebrick firebox, glass doors and a gas log set.



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Operation

The gas logs lit from the wall key and burned with a steady flame. The damper opened and closed.

No Level 2 flue scan

The flue was viewed from the firebox with a light only. A camera scan of the whole flue is beyond a home inspection.

The flue interior and smoke chamber were observed from the firebox and the roof only. A Level 2 (camera) scan of the flue liner was not performed and is recommended before use, particularly on older masonry chimneys.

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Cracked chimney crown

MAJOR DEFICIENCY

The mortar crown on top of the limestone chimney is cracked through in several places and pulling away from the flue. Water entering the cracks can damage the stone and the flue. Recommend repair by a qualified chimney sweep or mason.



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No damper clamp for gas logs

SAFETY HAZARD

The gas logs sit in a firebox with a working damper, and nothing keeps the damper from closing. If it is closed while the logs burn, exhaust can spill into the room. This is a safety item. Recommend installing a damper clamp so it cannot fully close.

Residue on fireplace glass

MAINTENANCE ITEM

White residue coats the inside of the glass doors. Heavy buildup can point to poor burning or log placement. Recommend cleaning and having the gas logs serviced by a qualified gas fireplace technician.



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Comments:**Porches and deck**

A covered front porch with a concrete floor and wood posts, and a partly covered wood deck, about 16 by 20 feet, off the rear addition. The deck has pressure-treated framing and wood decking.



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Driveway and walks

A concrete driveway runs from the road to the garage wing, with a concrete walk to the front porch. The driveway had typical shrinkage cracks.

Deck underside partial

The deck sits low to the ground. Framing under its middle could only be seen from the edges.

Underside of deck was inspected only where accessible. Areas with low clearance or obstructions were not inspected.

Ledger attachment concealed

The ledger is hidden behind deck boards and trim, so how it is fastened to the house could not be confirmed.

The deck ledger attachment and its flashing at the house band joist were concealed by siding or skirting and could not be confirmed. Improper ledger attachment is a common cause of deck collapse.

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Soft deck boards near posts

MINOR DEFICIENCY

The rear covered deck has several boards with soft spots and early wood rot near the ground-contact support posts. Recommend evaluation and repair by a qualified deck contractor.



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Joist hangers missing nails

MAJOR DEFICIENCY

Several joist hangers at the deck beam have empty nail holes, and one is held by only two nails. Under-nailed hangers can let joists drop. Recommend a qualified deck contractor fill every hanger hole with the rated fasteners.



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I NI NP D

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Loose deck guard rail

SAFETY HAZARD

The guard rail on the open side of the deck moves when pushed, and one rail post is loose at the rim joist. A loose rail may not hold a person who leans or falls against it. This is a safety item. Recommend a qualified deck contractor secure the posts with through-bolts.



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Front walk offset

MINOR DEFICIENCY

One section of the front walk has settled, leaving an edge about 1 inch high at the next slab. This is a trip hazard. Recommend grinding the edge or replacing the section.



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L. Other

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II. ELECTRICAL SYSTEMS

☒ ☐ ☐ ☒ A. Service Entrance and Panels

Comments:

Service entrance

Underground service to a meter on the brick wall of the garage wing. Copper service conductors. The system is grounded to a ground rod, and the water pipe bond was seen at the water heater.



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Main panel

The main panel is on the garage wall: 200 amp main breaker, 40 spaces. The dead front was removed. No signs of overheating or burned insulation were seen.



36



37

No thermal scan of panel

No thermal camera was used. Loose or hot connections that show only under load may not be found. Infrared/thermal scanning of breakers and bus connections under load was not performed. Latent loose or overheating connections that are not visually evident may therefore go undetected.

I NI NP D

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

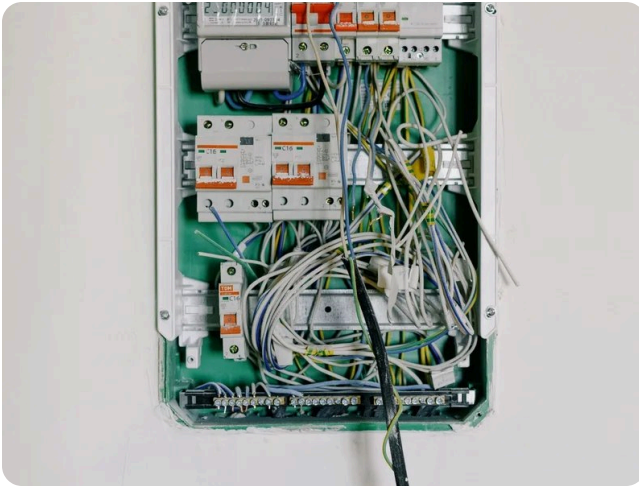
Buried service not inspected

The buried service lines from the transformer to the meter were not inspected.

Buried / concealed service entrance conductors and underground utilities were not inspected.

Double-tapped breakers**MAJOR DEFICIENCY**

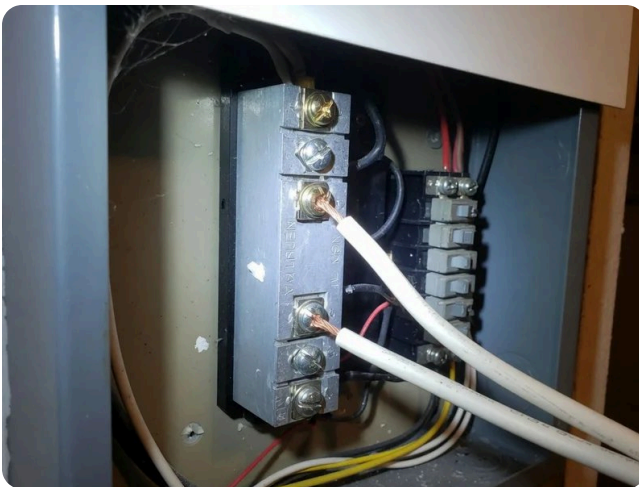
Two double-tapped breakers (rated for a single conductor) were found in the main electrical panel. Recommend evaluation and correction by a licensed electrician.



38

Two neutrals under one screw**MAJOR DEFICIENCY**

Two white neutral wires share one screw on the neutral bar in several places. Each neutral needs its own terminal so a loose wire does not overheat. Recommend correction by a licensed electrician.



39

I NI NP D

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Unsealed service conduit**MAINTENANCE ITEM**

The gap where the service conduit enters the brick wall of the garage wing is not sealed. Gaps let water, insects and rodents into the wall. Recommend sealing with an exterior sealant.



40

✕ □ □ ✕

B. Branch Circuits, Connected Devices, and Fixtures**Type of Wiring:** Copper, Non-Metallic Sheathed Cable (Romex)**Comments:****Branch wiring and devices**

Branch wiring is copper non-metallic cable. A representative number of outlets, switches and light fixtures were tested.



41

GFCI and AFCI

GFCI outlets are in the garage, the primary bath and at the front porch. AFCI breakers protect the bedroom circuits only, which was typical when the home was built.

I NI NP D

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

Representative sample only

Outlets behind beds, furniture and stored items could not be reached and were not tested.

A representative sample of receptacles, switches, and fixtures was tested. Not every device was operated.

Concealed wiring not inspected

Wiring inside walls and ceilings and under attic insulation was not seen.

Concealed wiring in walls and ceilings was not inspected. Wiring is inspected only at visible / accessible locations.

GFCI missing at kitchen and hall bath**MINOR DEFICIENCY**

GFCI protection is missing at the kitchen countertop receptacles and one hall bathroom receptacle. Recommend a licensed electrician install GFCI protection at all required locations.

Deck GFCI did not trip**SAFETY HAZARD**

The GFCI outlet on the rear deck did not trip when tested, so it will not cut power in a ground fault. Outdoor outlets need working protection. This is a safety item. Recommend replacement by a licensed electrician.



42

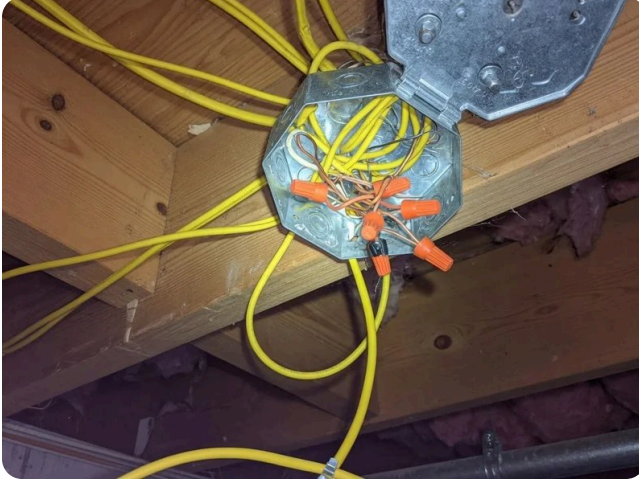
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I=Inspected NI=Not Inspected NP=Not Present D=Deficient

Open junction box in attic

SAFETY HAZARD

A junction box in the attic over the rear addition has no cover, leaving wire splices exposed next to the insulation. Open splices can shock or spark. This is a safety item. Recommend a licensed electrician install a cover.



43

Living room ceiling fan wobbles

MAINTENANCE ITEM

The living room ceiling fan wobbles at high speed. Recommend balancing the blades and checking that the fan is secure to its box.

☐ ☐ ☒ ☐

C. Other

☒ ☐ ☐ ☒

D. Smoke and Carbon Monoxide Detectors

Comments:

Alarms present

Hard-wired smoke alarms with battery backup are in each bedroom and the hall. Each sounded when its test button was pressed.

Test-button only

Alarms were tested with the test button only; the sensors were not tested with smoke.

Detector functionality was verified using the test button only. Sensor sensitivity to actual smoke / CO was not tested.

Interconnection not fully tested

Whether every alarm sounds when one is triggered was not fully confirmed.

Interconnection (all alarms sounding together when one is triggered) was not fully verified across the dwelling. Only individual test-button function was confirmed at accessible units.

I	NI	NP	D	I=Inspected	NI=Not Inspected	NP=Not Present	D=Deficient
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No carbon monoxide alarm

MINOR DEFICIENCY

Smoke alarms are present in the bedrooms and hallway, but no carbon monoxide alarm was found near the gas water heater or the gas cooktop. Recommend installing a CO alarm per manufacturer placement guidance.

Smoke alarms past 10 years

MINOR DEFICIENCY

The hall and primary bedroom smoke alarms are yellowed, and their date labels show they are well past the 10-year replacement age. Old sensors lose sensitivity. Recommend replacing all the smoke alarms.



44

I	NI	NP	D	I=Inspected	NI=Not Inspected	NP=Not Present	D=Deficient
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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

- ☒☐☐☒ **A. Heating Equipment**
Type of Systems: Central — Forced Air (Furnace)
Energy Sources: Natural Gas
Comments:

Heating system
Gas forced-air furnace in the attic, about 80,000 BTU, made in 2014 per the data plate. It is controlled by a thermostat in the hall.



45

Operation
The furnace lit and warm air reached the registers when called from the thermostat. The flue has a sealed storm collar at the roof.

Combustion not analyzed (no CO test)
Exhaust gases were not tested. The heat exchanger is sealed inside the furnace and could not be seen.

Combustion analysis was not performed on gas heating equipment. Carbon monoxide in the supply air and combustion efficiency were not measured.

Weather limitations
It was about 88 F outside, so the furnace was run only long enough to confirm it heats.

Outdoor temperatures during inspection may limit heating system testing if conditions could damage equipment.

I NI NP D

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

Dirty return air filter**MAINTENANCE ITEM**

The return air filter at the hall ceiling grille is heavily loaded with dust. A dirty filter cuts airflow and makes the system work harder. Recommend replacing it now and every 1 to 3 months.



46

☒ ☐ ☐ ☒
B. Cooling Equipment

Type of Systems: Central — AC (Split Refrigerant)

Comments:

Cooling system

Central split system: a 3.5 ton condenser on a pad in the rear yard, R-410A refrigerant, made in 2014, with the evaporator coil on the attic furnace.



47

Temperature split

The drop between return air and supply air was about 17 F, within the normal 15 to 20 F range. The system cooled as intended at the time of the inspection.

Refrigerant charge not measured

Refrigerant pressures and charge were not measured.

Refrigerant charge, line pressures, and the system's SEER rating were not measured. A supply/return temperature differential, where taken, is the only performance indicator reported.

Concealed lines not inspected

Refrigerant and condensate lines inside walls and under insulation were not seen.

Concealed refrigerant lines and condensate drain lines were not inspected.

Slow condensate drain at air handler

MINOR DEFICIENCY

The condensate drain line at the attic air handler shows minor algae buildup and slow drainage. Recommend cleaning/flushing the line and installing a safety float switch if one is not already present.

Bent and dirty condenser fins

MAJOR DEFICIENCY

The condenser coil fins are bent flat in several areas and matted with dirt and grass clippings. Blocked fins cut cooling, raise power bills and wear the compressor. Recommend cleaning and combing the coil by a licensed HVAC technician.



48

Damaged refrigerant line insulation

MINOR DEFICIENCY

Foam insulation on the large refrigerant line is missing for about 2 feet at the condenser. The bare line sweats and loses efficiency. Recommend replacing it with UV-resistant foam insulation.

☒ ☐ ☐ ☒

C. Duct Systems, Chases, and Vents

Comments:

Ducts

Insulated flexible ducts in the attic run from a sheet metal supply plenum at the furnace. The return is at the hall ceiling. Airflow was felt at each register tested.

I NI NP D

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

Leakage rates not measured

Duct leakage was not measured.

Duct leakage rates were not measured.

Concealed ducts not inspected

Ducts buried in insulation could not be seen along their full length.

Concealed ductwork in walls, ceilings, and floor structures was not inspected.

Tape peeling at supply plenum

MAJOR DEFICIENCY

The tape sealing the supply plenum seams at the furnace has dried and peeled, leaving open joints that leak cooled air into the hot attic. Recommend a licensed HVAC technician reseal the joints with mastic.



49

☐ ☐ ☒ ☐

D. Other

I NI NP D

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

IV. PLUMBING SYSTEMS

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

Location of water meter: At street / curb

Location of main water supply valve: Garage

Static water pressure reading: 68 PSI

Type of supply piping material: Copper

Comments:

Water supply

City water. The meter is at the street and the main shutoff is in the garage near the water heater. Static pressure was 68 psi at the front hose bib. Visible supply piping is copper.

Fixtures

Sinks, tubs, showers and toilets were run and drained. Flow stayed good with two fixtures running at once.



50

Concealed piping not inspected

Piping inside walls, under the slab and under attic insulation was not seen.

Concealed supply piping in walls / floors / slab was not inspected. Inspection is limited to visible / accessible piping.

Shutoff valves not exercised

Fixture shutoff valves were not turned, since older valves can leak once moved.

Fixture and main shutoff valves were not exercised, to avoid disturbing the seals on older valves that may not reseal. Valve function under operation was not confirmed.

I NI NP D

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

Leak at kitchen sink supply**MAJOR DEFICIENCY**

An active drip leak was found at the supply line connection under the kitchen sink. Recommend repair by a licensed plumber.



51

No backflow device at hose bibs**MAINTENANCE ITEM**

The hose bibs on the garage wing and in the rear yard have no vacuum breaker. Without one, dirty water from a hose can be pulled back into the house supply. Recommend screw-on vacuum breakers at each bib.



52

I NI NP D

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

Loose toilet in hall bath**MINOR DEFICIENCY**

The hall bath toilet rocks on the floor and the caulk at its base is cracked. A loose toilet can break its wax seal and leak under the base. Recommend a licensed plumber reset it on a new seal.



53

Sink stopper disconnected**MAINTENANCE ITEM**

The hall bath sink stopper does not work because the pop-up rod is disconnected under the sink. Recommend reconnecting the rod.



54

I NI NP D

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

Open caulk at kitchen backsplash**MAINTENANCE ITEM**

Caulk between the kitchen counter and the backsplash near the sink is cracked and open. Water can get behind the counter and into the sink cabinet. Recommend recaulking.



55

☒ ☐ ☐ ☐
B. Drains, Wastes, and Vents

Type of drain piping material: PVC

Comments:

Drain, waste and vent piping

Visible drain and vent piping is PVC. All fixtures drained without backing up during the water test. The drains performed as intended at the time of the inspection.

Main cleanout

The main cleanout is in the front bed near the porch, with its cap in place.

Underground drains not inspected

Drain lines under the slab and in the yard could not be seen or tested.

Underground / concealed drain lines were not inspected. Inspector does not perform sewer scope / camera inspections as part of standard TREC inspection.

No sewer-scope camera

The sewer line was not scoped. For a 25 year old home on clay with large trees, a camera scope by a licensed plumber is worth considering.

A sewer-scope camera inspection of the building drain and lateral was not performed. Below-grade cast-iron deterioration, bellies, offsets, and root intrusion were not assessed.

☒ ☐ ☐ ☒
C. Water Heating Equipment

Energy Sources: Natural Gas

Capacity: 50 gallons

Comments:

Water heater

50 gallon gas water heater on a raised stand in the garage, made in 2012 per the data plate.

I NI NP D

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

Operation
The burner lit, the flue drew properly, and hot water reached the fixtures.

T&P not operated
The relief valve was not opened, since older valves may not reseal.
T&P valves are NOT operated during inspection due to risk of valve failure to reseal.

Anode / internal not inspected
The inside of the tank, the anode and the burner chamber could not be seen.
Water heater anode rods and internal tank condition are not inspected.

Relief valve drain line improper **MINOR DEFICIENCY**
The temperature-pressure relief (TPR) valve discharge line on the water heater terminates inside the garage rather than to the exterior, and is not the correct pipe material. Recommend correction by a licensed plumber to meet code.

Water heater near end of life **MAJOR DEFICIENCY**
The water heater is about 14 years old, past the typical 8 to 12 year life of a gas tank in this area's hard water. It worked during the inspection, but plan for replacement. Recommend evaluation by a licensed plumber.

☐☐☒☐

D. Hydro-Massage Therapy Equipment

Comments:

No hydro-massage tub
No hydro-massage tub is present in the home.

I NI NP D

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

☒ ☐ ☐ ☐ **E. Gas Distribution Systems and Gas Appliances****Location of gas meter:** Side of house**Type of gas distribution piping material:** Black Iron / Steel**Comments:****Gas service**

The natural gas meter is on the north side of the house. Piping is black steel with flexible connectors at the appliances.



56

Gas appliances

Gas serves the furnace, water heater, range and fireplace logs. No gas odor was noticed at the meter or appliances, and the visible piping performed as intended.

No gas leak testing

The gas lines were not pressure tested. Buried piping and piping inside walls was not seen.

Gas leak detection / pressure testing was not performed.

Appliance connectors not disconnected

Appliances were not moved, so connectors behind them were seen only in part.

Gas appliance flexible connectors and sediment/drip traps were observed where visible. Appliances were not disconnected or moved to inspect concealed connectors.

☐ ☐ ☒ ☐ **F. Other**

I	NI	NP	D	I=Inspected	NI=Not Inspected	NP=Not Present	D=Deficient
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V. APPLIANCES

☒ ☐ ☐ ☒ A. Dishwashers

Comments:

Dishwasher

Built-in dishwasher, run through a normal cycle. It filled, washed and drained with no leaks seen.



57

Single cycle test

One cycle was run. How well it cleans was not judged.

Dishwasher operated through one normal cycle; not all cycle programs were tested.

No high loop on dishwasher drain

MINOR DEFICIENCY

The dishwasher drain hose runs low under the sink with no high loop or air gap. Dirty sink water can flow back into the dishwasher. Recommend fastening the hose up high under the counter.



58

☒ ☐ ☐ ☐ B. Food Waste Disposers

Comments:

I NI NP D

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

Disposer

The disposer ran quietly with water and showed no leaks. It performed as intended at the time of the inspection.

Brief operation test

It was run briefly with water only; no food was ground.

Disposer operated briefly; full-load grinding capacity was not tested.

☒ ☐ ☐ ☐**C. Range Hood and Exhaust Systems****Comments:****Range exhaust**

The over-the-range microwave fan serves as the range exhaust and vents through the wall to an exterior cap. The fan ran at each speed and the light worked.

Concealed ducting not inspected

The duct inside the wall was not seen; only the exterior cap was viewed.

Exterior termination location and damper were inspected from accessible vantage; concealed ducting was not inspected.

☒ ☐ ☐ ☒**D. Ranges, Cooktops, and Ovens****Comments:****Gas range**

Freestanding gas range with four burners and an oven. All burners lit with a blue flame, and the oven heated to within 25 F of 350 F.



59

Advanced functions not tested

Self-clean and convection modes were not run.

Self-clean cycles, timers, probe inputs, and other advanced functions were not tested.

I	NI	NP	D	I=Inspected	NI=Not Inspected	NP=Not Present	D=Deficient
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No anti-tip bracket on range

SAFETY HAZARD

No anti-tip bracket is installed, and the range tipped forward when light weight was put on the open door. A child standing on the door could pull it over. This is a safety item. Recommend installing the bracket.

☒ ☐ ☐ ☐

E. Microwave Ovens

Comments:

Microwave

The over-the-range microwave heated a cup of water. The turntable, light and controls worked.



60

Power output not measured

Heating power and radiation leakage were not measured.

Microwave power output was not measured.

☒ ☐ ☐ ☒

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

Exhaust fans

Exhaust fans are in all three baths and each ran when switched on. The primary bath fan vents through a roof jack.



61

I	NI	NP	D	I=Inspected	NI=Not Inspected	NP=Not Present	D=Deficient
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CFM not measured

Fan airflow was not measured.

CFM and airflow performance was not measured.

Hall bath fan vents into attic

MINOR DEFICIENCY

The hall bathroom exhaust fan duct ends in the attic instead of at a roof or wall cap. Moist air released in the attic can wet the insulation and decking and lead to staining or wood damage over time. Recommend a qualified contractor reroute the duct to an exterior cap.



62



G. Garage Door Operators

Comments:

Garage door openers

One opener for each overhead door, with wall buttons and remotes. Both doors opened and closed, and both reversed when the sensor beam was broken.



63

I NI NP D

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

Force settings not adjusted

The opener force settings were not changed.

Spring tension, cable balance, and the operator force settings were not field-adjusted, and the manual-release disconnect was returned to automatic without altering factory settings.

Safety sensors mounted too high**SAFETY HAZARD**

The safety sensors on the left overhead door are about 14 inches above the floor. They should be no more than 6 inches up so a small child or pet lying under the door is seen. This is a safety item. Recommend lowering the sensors.



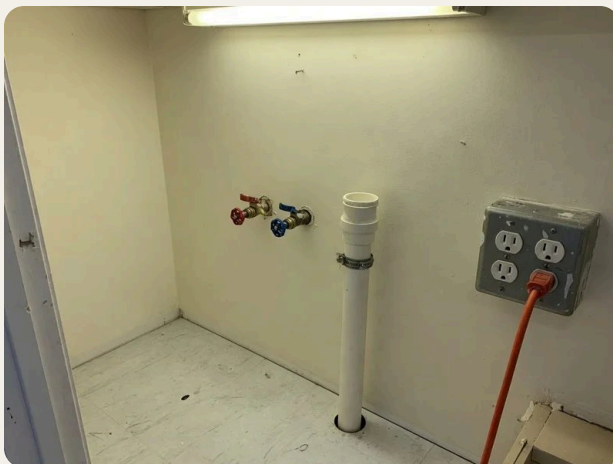
64



65

☒ ☐ ☐ ☒**H. Dryer Exhaust Systems****Comments:****Dryer exhaust**

The laundry has a gas dryer stub and a 240 volt dryer outlet. The dryer duct runs about 12 feet through the wall to a hood on the garage wing.



66

I NI NP D

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

Concealed sections not inspected

Most of the duct is inside the wall and was not seen.

Concealed sections of dryer ducting in wall / ceiling were not inspected.

Lint-packed dryer duct

SAFETY HAZARD

The dryer exhaust duct has heavy lint accumulation and the exterior vent flap is largely obstructed. This is a fire safety concern. Recommend having the duct professionally cleaned and the vent flap cleared immediately.



67

☐☐☒☐

I. Other

VI. OPTIONAL SYSTEMS

☒☐☐☒

A. Landscape Irrigation (Sprinkler) Systems

Comments:

Irrigation system
Seven-zone system with the controller in the garage. Spray heads water the beds and rotors water the front lawn. Each zone was run in manual mode.

Backflow not tested
The backflow preventer at the front was seen but not tested; that test needs a licensed backflow tester.

Backflow assembly performance was not tested (BPAT certification is separate).

Underground not inspected
Buried pipe, valves and wiring were not seen.

Underground piping was not inspected. Inspection is limited to operation of the controller and observable head function.

Broken head sprays foundation

MINOR DEFICIENCY

The sprinkler system was tested by zone. Zone 3 (rear planting beds) has a cracked spray head spraying directly onto the foundation rather than the landscaping. Recommend replacing the head and redirecting the spray pattern.



68

Rain sensor missing

MINOR DEFICIENCY

No rain or freeze sensor was found. A sensor stops watering in rain or freezing weather and saves water. Recommend a licensed irrigator install one.

☐☐☒☐

B. Swimming Pools, Spas, Hot Tubs, and Equipment

Type of Construction: Other — Not present — no swimming pool, spa, or hot tub on the property

I NI NP D

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

☒ ☐ ☐ ☒ C. Outbuildings**Comments:****Workshop**

Detached wood-frame workshop, about 12 by 16 feet, with a metal roof on a concrete slab in the rear yard. No plumbing. The walls, roof and door were viewed inside and out.

Limited scope per TREC

Outbuildings are inspected for their main visible parts only. Stored tools limited the view inside.

Outbuildings are inspected to a less stringent standard than the main dwelling. Detailed inspection of outbuildings is outside the TREC scope.

Extension cord powers workshop**MINOR DEFICIENCY**

The detached wood-frame workshop shed is powered through an extension cord routed through a gap in the wall rather than a dedicated branch circuit. Recommend a licensed electrician install proper wiring and a dedicated circuit or subpanel to the structure.



69

Workshop siding in soil**MINOR DEFICIENCY**

The siding at the back of the workshop touches the soil and its bottom edge is soft and decayed. Wood in soil contact rots and draws termites. Recommend pulling the soil back and replacing the damaged siding.

☐ ☐ ☒ ☐ D. Private Water Wells (A coliform analysis is recommended.)**Type of Pump:** Not Visible**Type of Storage Equipment:** Not Visible**☐ ☐ ☒ ☐ E. Private Sewage Disposal Systems****Type of System:** Other — Not present — property is on city sewer service**Location of Drain Field:** Not determined**☐ ☐ ☒ ☐ F. Other Built-in Appliances****☐ ☐ ☒ ☐ G. Other**

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

INSPECTOR SIGNATURE

DATE SIGNED

September 26, 2026

Grant Ostrowski

PRINTED NAME

TREC LICENSE #

Grant Ostrowski

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