

McBrayer Home Inspections

PROPERTY INSPECTION REPORT FORM

Name of Client: Laura Stich

Date of Inspection: 07-28-26

Address of Inspected Property: 321 Calistoga Ct Austin, TX 78732

Name of Inspector: Matt McBrayer

TREC License #: Matt McBrayer TREC #10407
Ph# 512 567-0588

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 inspectors 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 manufacturers 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

Please read the report carefully. If there is anything you don't understand or if further clarification is desired, please ask questions.

Note: Pictures are included only as examples of conditions found, and should not be considered a complete or exhaustive visual record.

It is recommended that qualified contractors further evaluate and repair all deficiencies noted in the report.

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

I NI NP D

I. STRUCTURAL SYSTEMS

☒☐☐☐ A. Foundations

Type of Foundation(s): Poured concrete foundation.

Comments:

The Home Inspection of foundations is general, non-invasive, and only takes into account the visible parts of the foundation.

Foundation appears stable in its current position and functioning as intended. There were no visible signs of any significant movement.

☒☐☐☐ B. Grading and Drainage

Comments:

Adequate slope and drainage around the structure.



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

I	NI	NP	D
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B. Grading and Drainage (continued)



☒☐☐☒ C. Roof Covering Materials

Types of Roof Covering: Gable, Hip, Shed

Viewed from: Walked on roof, and viewed from ladder

Comments: Asphalt shingle

The overall condition of the roof covering was found to be in acceptable and functional condition, with the following deficiency:

Replace a few missing hip-ridge shingles at the back of the house. Shingles were lying on the roof, nearby.



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

I	NI	NP	D
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Types(s) of Roof Covering: (continued)



Client: Laura Stich

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

I NI NP D

Types(s) of Roof Covering: (continued)



**Roof Inspection & Repair Completed 7-30-26
Zilker Roofing-Lakeway, TX**

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

Viewed from: From the attic access

Approximate Average Depth of Insulation: 12-14 inches.

Comments: 2x6 Rafter Construction.

Areas in attics that are obstructed, inaccessible, or not readily viewable are beyond the scope of the inspection. These areas include, but are not limited to: eave areas or areas with height limitations; areas blocked from safe navigation due to high insulation levels; areas blocked by duct work, equipment or other items, from access or viewing. These areas are not inspected.

Pull down attic ladder not labeled as fire rated, as per most recent standards.

Pull down attic ladder fasteners not of approved type. 1/4" lag bolts and/or 16D nails are the only approved type fasteners for attic ladder.

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I	NI	NP	D
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Viewed From: (continued)



Client: Laura Stich

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

I	NI	NP	D
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Viewed From: (continued)



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

Comments:

Thermal expansion cracking noted at the paring mortar(skim coat) along the bottom of the brick walls. These are considered cosmetic in nature .

Sealant needed at exterior electrical panels, pull disconnects, and light fixtures.

Exterior walls/siding should have at least 1 inch clearance above porch/deck surfaces.

- Back deck.



☒☐☐☐ **F. Ceilings and Floors**

Comments:

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

Comments:

Catches need adjustment/repair at the tops of the double doors.

Replace missing door stops as needed.

Overhead door panel had minor damage at the top panel.

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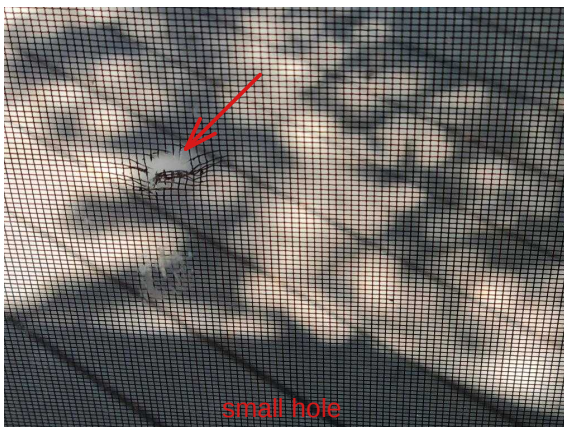
I NI NP D

☒☐☐☒ **H. Windows**

Comments: Double Pane,
Some springs were binding when opening and shutting the windows. Recommend service/repair by qualified glazier.

Small hole in window screen.

- Bay window.



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

Comments:
Handrail should extend completely to the nose of the last tread.
- Back deck.

Handrail needed at the small back steps.

All stairs with 2 or more steps are required to have a handrail per TREC standards. Local governing entities do not require a handrail until 4 or more steps are present. TREC standards are recommended, as they provide additional safety.

Climbable Handrail assembly at back deck.

The sloped handrail assembly at this stairway had components which made it climbable by children. This condition is a potential fall hazard.

The Inspector recommends that steps be taken to alter the handrail assembly so that it is no longer climbable by children.

Riser height exceeds the current standard of 7 3/4 inches.

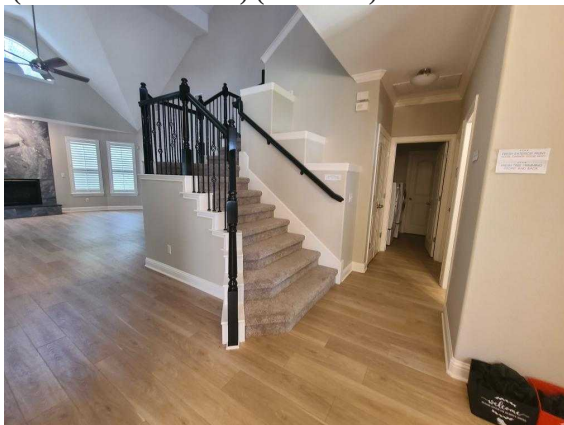
- Garage steps.



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I	NI	NP	D
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I. Stairways (Interior and Exterior) (continued)



☒☐☐☐ J. Fireplaces and Chimneys

Comments:

Note: gas logs are not brought into service for testing of function. Recommend asking the seller as to the lighting procedure for the appliance.



☒☐☐☒ K. Porches, Balconies, Decks, and Carports

Comments:

Wood deck posts and skirting were in contact with soil, in places. This is conducive to unseen moisture/insect intrusion.

Climbable guardrail assemblies are considered fall hazards for children.

- Back deck.

Chips at the front porch ceramic tile.

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

I NI NP D

K. Porches, Balconies, Decks, and Carports (continued)



☒ ☐ ☐ ☒ L. Other

Comments:
Cracks in drive.

Gap at the driveway/brick connection. This was not affecting the performance of the driveway.



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I NI NP D

II. ELECTRICAL SYSTEMS**☒☐☐☒ A. Service Entrance and Panels**

Comments: 200 amp,

Electrical whole-house surge protector recommended. These were not required at the time of the original construction, but are standard safety features in new construction.

AFCI circuit breaker upgrading recommended.

AFCI (Arc Fault Circuit Interruption) breakers were not found in the panel for some of the functional areas of the house.

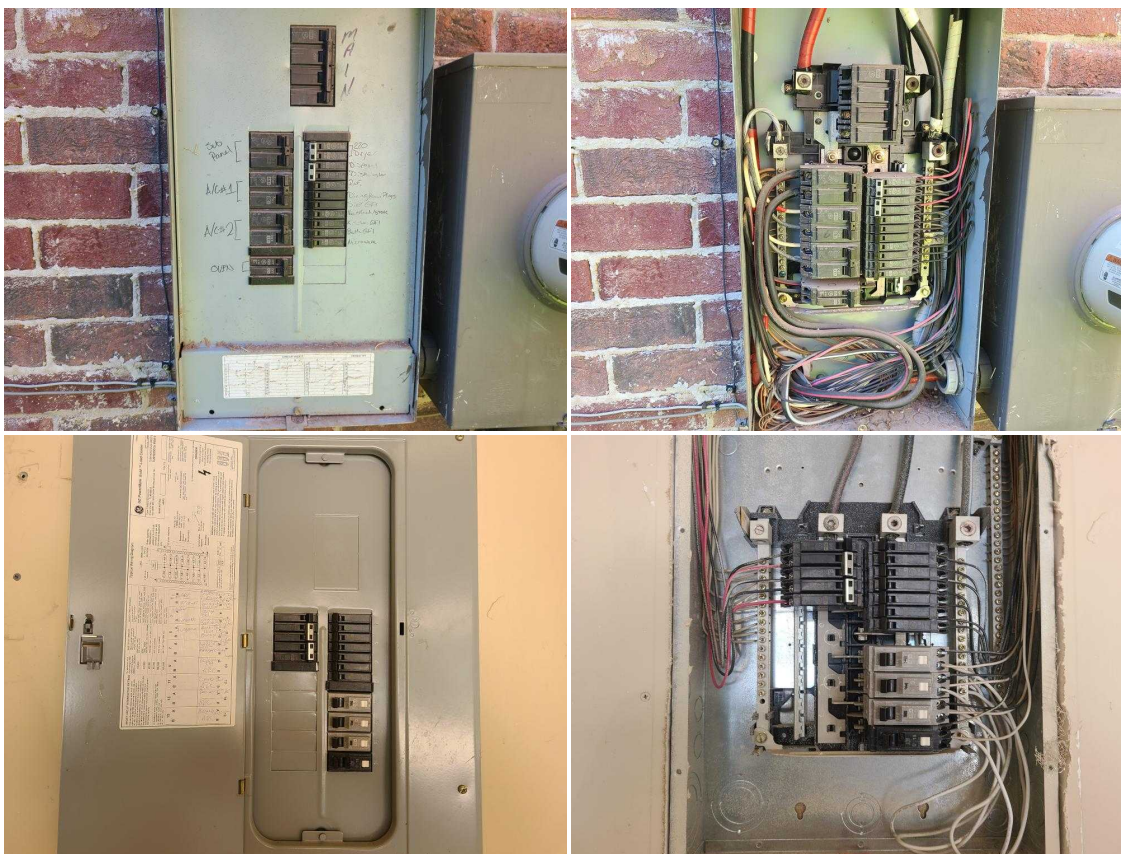
AFCI standards have been updated to include additional areas of the home not originally included at the time of construction. Current standards require all living and functional areas not already protected by GFCI devices to be protected by AFCI breakers. This includes areas such as living rooms, dens, bedrooms, studies, rec rooms, etc.

AFCI breakers protect the circuit by sensing small arcs, such as those made by penetrations of nails or screws into the wire when hanging pictures, or by a lamp cord that has a broken conductor in the cord. These type of arcs may not trip a traditional full sized 15 or 20 amp breaker, thus allowing the hazard to continue. AFCI breakers are much more sensitive and are designed to trip, alerting the homeowner that a hazard has been created.

Although upgrading is not required, it is recommended by TREC due to the safety benefits afforded by doing so.

HVAC breakers oversized.

The breakers for the outside HVAC condensers exceeds the maximum size stated by the label on the units. It will not trip at recommended over-current rating, which could cause damage to the HVAC unit. This situation is sometimes created when an older HVAC unit is replaced by a newer, more efficient unit that requires less power to operate, but the breaker was not replaced with the newly required size. The inspector recommends a qualified electrician properly size the breaker to the unit.

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

Type of Wiring: Copper branch circuits

Comments: Aluminum service connections.

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

I	NI	NP	D
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B. Branch Circuits, Connected Devices, and Fixtures (continued)

Ceiling fan noisy.

- Upstairs back left corner bedroom..

Cover plate needed for junction box in cabinet above the kitchen vent hood.

Fluorescent light bulb out.

- Laundry.

☒☐☐☐ C. Other

Comments: Smoke detectors, carbon monoxide detectors.

Carbon Monoxide detector(s) present and functioned as designed.

Smoke detectors functioned as designed, when tested.



III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☒☐☐☒ A. Heating Equipment

Type of Systems: Central

Energy Sources: Natural gas

Comments:

Furnace did not turn on, when testing the downstairs unit. Further evaluation by qualified contractor recommended.

Upstairs furnace functioned as designed, when tested.



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I NI NP D

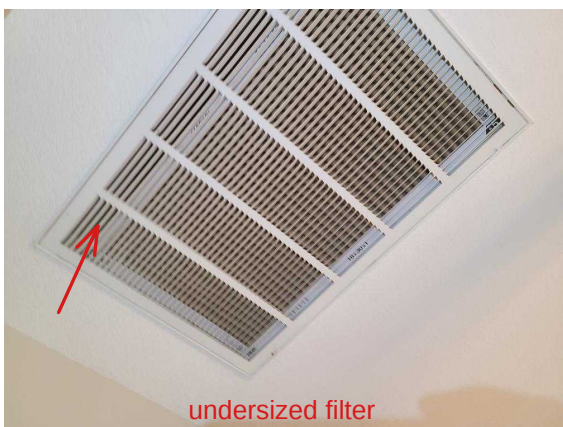
Type of Systems: (continued)



☒☐☐☒ C. Duct Systems, Chases, and Vents

Comments: Insulated flex,

Undersized air filter in upstairs intake grill. Unfiltered air bypassing the filter. Recommend replacing with proper size.



☐☐☒☐ D. Other

Comments:

IV. PLUMBING SYSTEMS

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

Location of water meter: Front of house, by street

Location of main water supply valve: Next to water meter and in the garage

Static water pressure reading: 46 psi

Type of supply piping material: Copper

Comments: Copper

Note: Plumbing inspections are limited to visible, non-invasive inspection of the plumbing system and its components. The water meter is inspected for condition and the meter dial is observed for a period of one minute, to check for any movement of the dial while no appliances/fixtures are in use. All accessible interior fixtures are tested for functional flow and proper operation in its normal mode. Washing machine supply valves are not tested. Exterior water faucets are not tested except to perform a pressure reading on one faucet.

Note: Water filtering systems, water softeners, and auxiliary systems such as instant hot water dispensers, or water features/fountains are not part of the inspection.

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

I NI NP D

A. Plumbing Supply, Distribution Systems and Fixtures (continued)

Shower control handled had a dripping leak, while in use. Repair recommended.
- Upstairs shower, in bathroom near stairway.

Adjust water level in the toilet tank(s) to be no closer than 1 inch to the top of the overflow tube.

Stains from previous plumbing leaks found under upstairs right side sink. The areas were dry at the time of the inspection, and had occurred sometime in the past.



☒ ☐ ☐ ☐ B. Drains, Wastes, and Vents

Type of drain piping material: PVC

Comments: PVC

Note: Inspections of drainage systems are non-invasive inspections of the visible portions of the system. Normal operation of drain stoppers is checked, but no "flood testing" (filling sinks or tubs up to overflow) is performed, as these can cause water damage due to loose or dried out gaskets in the fixture.

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

I NI NP D



☒ ☐ ☐ ☐ C. Water Heating Equipment

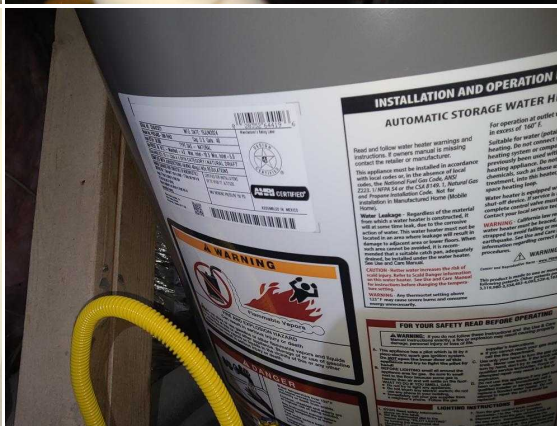
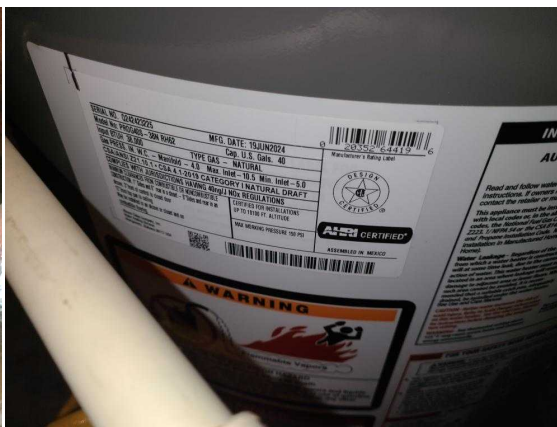
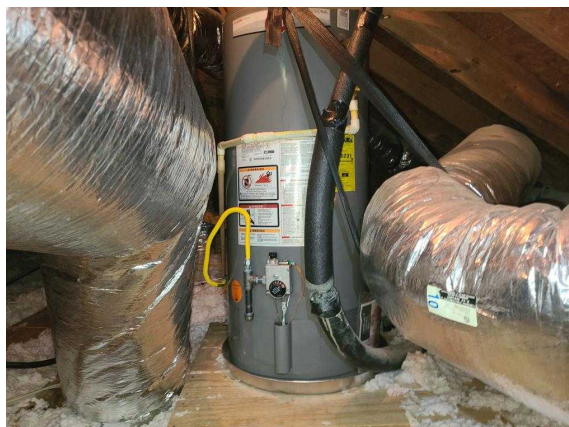
Energy Sources: Natural gas

Capacity: 40 gallon x 2

Comments:

Note: Inspections of water heaters are non-invasive inspections of the visible components of the unit(s) for proper installation and condition. Fixtures are tested for proper orientation of hot/cold. Temperature and Pressure Relief Valves are not activated due to the fact that sediment is often in the valve area, which sometimes prevents the valve from returning to a fully closed position, causing water to leak.

Units functioned as designed when tested. Installation was within TREC inspection standards.



☐ ☐ ☒ ☐ D. Hydro-Massage Therapy Equipment

Comments:

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

I	NI	NP	D
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D. Hydro-Massage Therapy Equipment (continued)

☒☐☐☐ **E. Gas Distribution Systems and Gas Appliances**

Location of gas meter: At side of house

Type of gas distribution piping material: Iron and CSST(corrugated stainless steel tubing)

Comments:

Please note that inspection of the gas supply lines in the home is limited to the inspection of visible supply lines at the individual appliances and devices. Thorough, whole house inspection of gas supply lines is outside the scope of the inspection and should be performed only by qualified licensed plumbing contractors.



☐☐☒☐ **F. Other**

Comments:

V. APPLIANCES

☒☐☐☒ **A. Dishwashers**

Comments:

Drain line not elevated above bottom of the sink, to prevent backflow into dishwasher.



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

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

Comments:



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

Comments:

Ribbed vent tubing tends to collect grease and is not recommended.



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

Comments: Gas oven/stove.

Functioned as designed, when tested.

Oven heated to 339 degrees when set at 350 degrees. This is within the 25 degree variance allowed by TREC standards

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

I NI NP D

D. Ranges, Cooktops, and Ovens (continued)



☒ ☐ ☐ ☐ E. Microwave Ovens

Comments:



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

Comments:

☒ ☐ ☐ ☒ G. Garage Door Operators

Comments:

Note: Garage door openers are visually inspected for proper installation and condition. Function is tested by opening/closing the overhead door by provided wall button. Remotes and auxiliary keypads are not part of the inspection. Safety sensors are tested for function by interrupting the crossbeam. "Block testing" or "resistance testing", by applying counter pressure to a closing door, is NOT performed, as damage to the door or mechanism can sometimes occur.

Disabling of overhead door lock bar mechanisms are recommended when garage door openers are present. This prevents damage to the overhead door by accidental activation of the opener when door is latched. Door openers are very powerful and can cause extensive damage and costly repairs.

Door was somewhat noisy and squeaky when rolling up/down. Recommend qualified overhead door contractor investigate further and perform any needed maintenance or repairs.

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

I NI NP D

G. Garage Door Operators (continued)



☒ ☐ ☐ ☐ H. Dryer Exhaust Systems

Comments:

Inspection of the dryer vent and tubing is limited to what is visible at the time of the inspection.

☐ ☐ ☒ ☐ I. Other

Comments:

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

I NI NP D

VI. OPTIONAL SYSTEMS

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

Comments:

Sprinkler systems are only inspected when requested, at an additional charge.

☐ ☐ ☒ ☐ **B. Swimming Pools, Spas, Hot Tubs, And Equipment**

Type of Construction:

Comments:

☐ ☐ ☒ ☐ **C. Outbuildings**

Comments:

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

Type of Pump:

Type of Storage Equipment:

Comments:

☐ ☐ ☒ ☐ **E. Private Sewage Disposal Systems**

Type of System:

Location of Drain Field:

Comments:

☐ ☐ ☒ ☐ **F. Other Built-in Appliances**

Comments:

☐ ☐ ☒ ☐ **G. Other**

Comments:

Summary

I. STRUCTURAL SYSTEMS

C. Roof Covering Materials Asphalt shingle,

The overall condition of the roof covering was found to be in acceptable and functional condition, with the following deficiency:

Replace a few missing hip-ridge shingles at the back of the house. Shingles were lying on the roof, nearby.

**Roof Inspection & Repair Completed 7-30-26
Zilker Roofing-Lakeway, TX**

D. Roof Structures and Attics 2x6 Rafter Construction.

Areas in attics that are obstructed, inaccessible, or not readily viewable are beyond the scope of the inspection. These areas include, but are not limited to: eave areas or areas with height limitations; areas blocked from safe navigation due to high insulation levels; areas blocked by duct work, equipment or other items, from access or viewing. These areas are not inspected.

Pull down attic ladder not labeled as fire rated, as per most recent standards.

Pull down attic ladder fasteners not of approved type. 1/4" lag bolts and/or 16D nails are the only approved type fasteners for attic ladder.

E. Walls (Interior and Exterior)

Thermal expansion cracking noted at the parging mortar(skim coat) along the bottom of the brick walls. These are considered cosmetic in nature .

Sealant needed at exterior electrical panels, pull disconnects, and light fixtures.

Exterior walls/siding should have at least 1 inch clearance above porch/deck surfaces.

- Back deck.



G. Doors (Interior and Exterior)

Catches need adjustment/repair at the tops of the double doors.

Replace missing door stops as needed.

Overhead door panel had minor damage at the top panel.

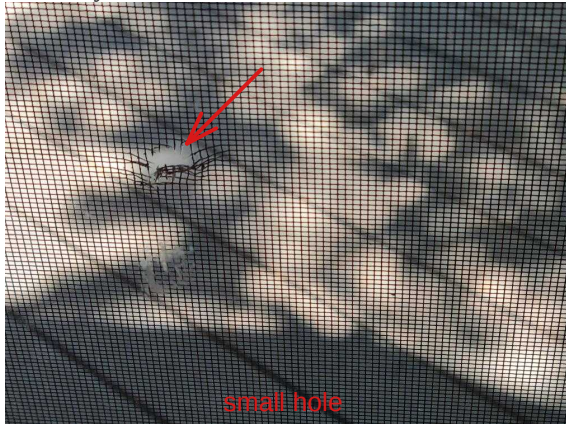
Summary (continued)

H. Windows Double Pane,

Some springs were binding when opening and shutting the windows. Recommend service/repair by qualified glazier.

Small hole in window screen.

- Bay window.



Screen Patched 7-30-26

I. Stairways (Interior and Exterior)

Handrail should extend completely to the nose of the last tread.

- Back deck.

Handrail needed at the small back steps.

All stairs with 2 or more steps are required to have a handrail per TREC standards. Local governing entities do not require a handrail until 4 or more steps are present. TREC standards are recommended, as they provide additional safety.

Climbable Handrail assembly at back deck.

The sloped handrail assembly at this stairway had components which made it climbable by children. This condition is a potential fall hazard.

The Inspector recommends that steps be taken to alter the handrail assembly so that it is no longer climbable by children.

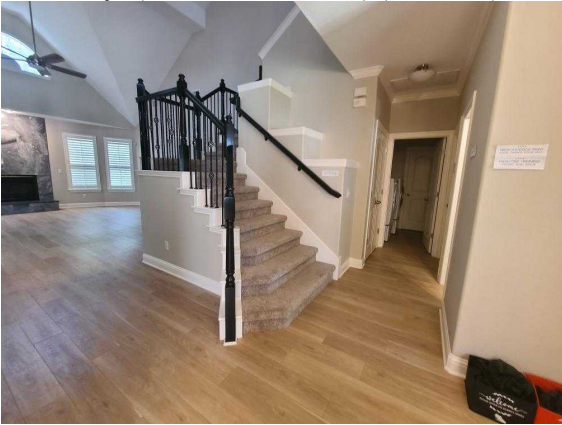
Riser height exceeds the current standard of 7 3/4 inches.

- Garage steps.



Summary (continued)

I. Stairways (Interior and Exterior) (continued)



K. Porches, Balconies, Decks, and Carports

Wood deck posts and skirting were in contact with soil, in places. This is conducive to unseen moisture/insect intrusion.

Climbable guardrail assemblies are considered fall hazards for children.

- Back deck.

Chips at the front porch ceramic tile.



L. Other

Cracks in drive.

Gap at the driveway/brick connection. This was not affecting the performance of the driveway.

Summary (continued)

L. Other (continued)



Patched 7-30-26

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels 200 amp,

Electrical whole-house surge protector recommended. These were not required at the time of the original construction, but are standard safety features in new construction.

AFCI circuit breaker upgrading recommended.

AFCI (Arc Fault Circuit Interruption) breakers were not found in the panel for some of the functional areas of the house. AFCI standards have been updated to include additional areas of the home not originally included at the time of construction. Current standards require all living and functional areas not already protected by GFCI devices to be protected by AFCI breakers. This includes areas such as living rooms, dens, bedrooms, studies, rec rooms, etc.

AFCI breakers protect the circuit by sensing small arcs, such as those made by penetrations of nails or screws into the wire when hanging pictures, or by a lamp cord that has a broken conductor in the cord. These type of arcs may not trip a traditional full sized 15 or 20 amp breaker, thus allowing the hazard to continue. AFCI breakers are much more sensitive and are designed to trip, alerting the homeowner that a hazard has been created.

Although upgrading is not required, it is recommended by TREC due to the safety benefits afforded by doing so.

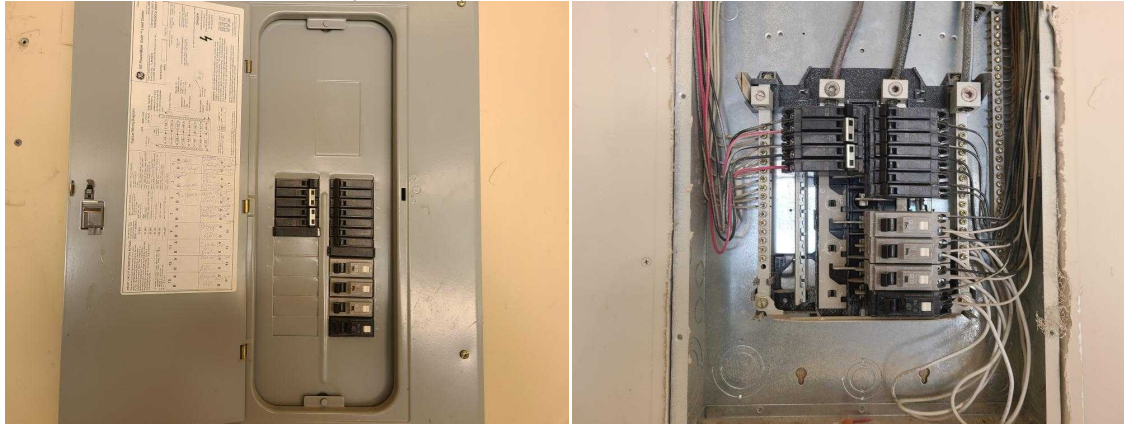
HVAC breakers oversized.

The breakers for the outside HVAC condensers exceeds the maximum size stated by the label on the units. It will not trip at recommended over-current rating, which could cause damage to the HVAC unit. This situation is sometimes created when an older HVAC unit is replaced by a newer, more efficient unit that requires less power to operate, but the breaker was not replaced with the newly required size. The inspector recommends a qualified electrician properly size the breaker to the unit.



Summary (continued)

A. Service Entrance and Panels (continued)



Cover installed 7-30-26

B. Branch Circuits, Connected Devices, and Fixtures Aluminum service connections.

Ceiling fan noisy.

- Upstairs back left corner bedroom..

Cover plate needed for junction box in cabinet above the kitchen vent hood.

Fluorescent light bulb out.

- Laundry.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Furnace did not turn on, when testing the downstairs unit. Further evaluation by qualified contractor recommended.

Upstairs furnace functioned as designed, when tested.

B. Cooling Equipment

Note: Sealed cooling coils are beyond the scope of the Home Inspection and are not viewed.

Downstairs:

-2020, 3.5 ton system functioned as designed.

-Acceptable temperature differential measured: 20 degrees.

The air temperature is measured at the intake of the unit, and after it has passed through the cooling coils. The acceptable drop in temperature(temperature differential) is 15 to 22 degrees.

Upstairs:

- 2020 2.5 ton system

Temperature differential inadequate. Service/repair needed.

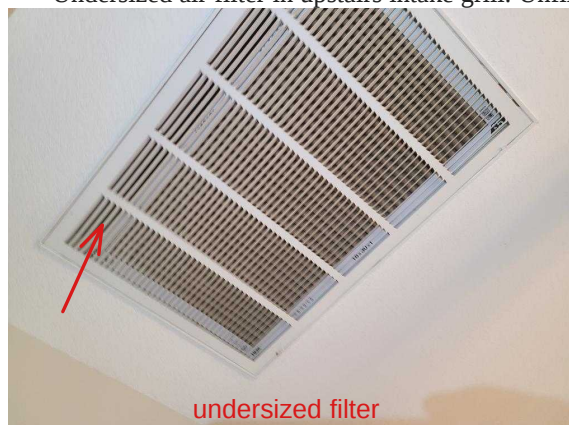
The air temperature is measured at the intake of the unit, and after it has passed through the cooling coils. The acceptable drop in temperature(temperature differential) is 15 to 22 degrees. The unit measured 14 degrees at the time of the inspection. Further evaluation is needed by a qualified HVAC contractor to determine why the unit is not sufficiently cooling.

Full Service & Inspection performed by McCullough Heating & Air Conditioning Co.-7-29-26-both HVAC units as well as furnace have all been inspected and are working properly-see photos & Invoice attached at end of report-Also to note- these systems have had a full time service plan on them with regularly scheduled checks and maintenance by McCullough.

Summary (continued)

C. Duct Systems, Chases, and Vents Insulated flex,

Undersized air filter in upstairs intake grill. Unfiltered air bypassing the filter. Recommend replacing with proper size.



Has been changed out with an appropriate sized filter 7-30-26

IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems and Fixtures Copper,

Note: Plumbing inspections are limited to visible, non-invasive inspection of the plumbing system and its components. The water meter is inspected for condition and the meter dial is observed for a period of one minute, to check for any movement of the dial while no appliances/fixtures are in use. All accessible interior fixtures are tested for functional flow and proper operation in its normal mode. Washing machine supply valves are not tested. Exterior water faucets are not tested except to perform a pressure reading on one faucet.

Note: Water filtering systems, water softeners, and auxiliary systems such as instant hot water dispensers, or water features/fountains are not part of the inspection.

Shower control handled had a dripping leak, while in use. Repair recommended.

- Upstairs shower, in bathroom near stairway.

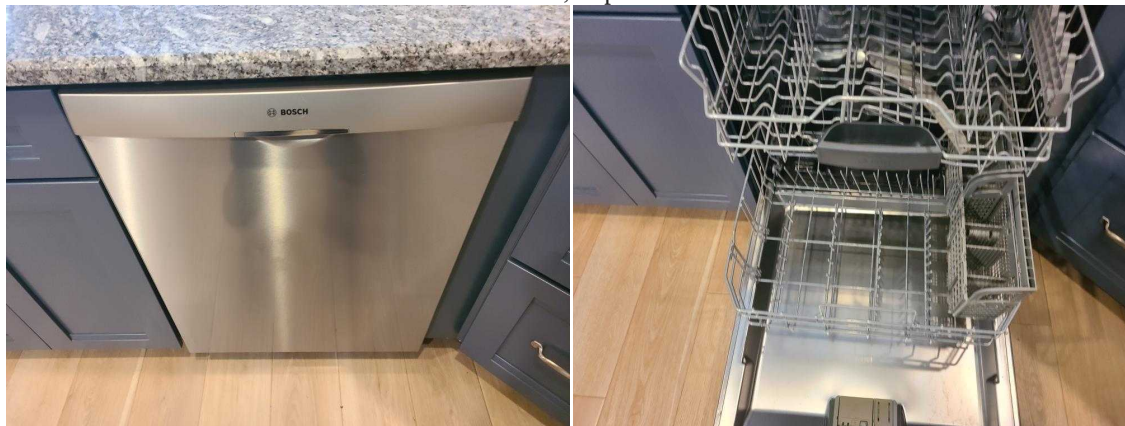
Adjust water level in the toilet tank(s) to be no closer than 1 inch to the top of the overflow tube.

Stains from previous plumbing leaks found under upstairs right side sink. The areas were dry at the time of the inspection, and had occurred sometime in the past.

V. APPLIANCES

A. Dishwashers

Drain line not elevated above bottom of the sink, to prevent backflow into dishwasher.



C. Range Hood and Exhaust Systems

Ribbed vent tubing tends to collect grease and is not recommended.

Summary (continued)

C. Range Hood and Exhaust Systems (continued)

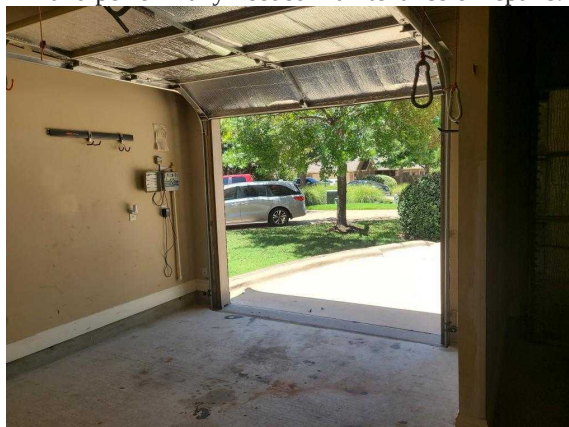


G. Garage Door Operators

Note: Garage door openers are visually inspected for proper installation and condition. Function is tested by opening/closing the overhead door by provided wall button. Remotes and auxiliary keypads are not part of the inspection. Safety sensors are tested for function by interrupting the crossbeam. "Block testing" or "resistance testing", by applying counter pressure to a closing door, is NOT performed, as damage to the door or mechanism can sometimes occur.

Disabling of overhead door lock bar mechanisms are recommended when garage door openers are present. This prevents damage to the overhead door by accidental activation of the opener when door is latched. Door openers are very powerful and can cause extensive damage and costly repairs.

Door was somewhat noisy and squeaky when rolling up/down. Recommend qualified overhead door contractor investigate further and perform any needed maintenance or repairs.



Garage door hardware was lubricated to address squeaking 7-30-26

