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HOME INSPECTION REPORT

1234 Main St.
Colleyville, Texas 76034

Buyer Name

09/03/2019 9:00AM



Inspector

Ed Redman

Certified Master Inspector TREC #20373 /

TPCL #0745939

817-754-0360

office@inspect360.com



Agent

Agent Name

555-555-5555

agent@spectoracom



PROPERTY INSPECTION REPORT

Prepared For:Buyer Name

(Name of Client)

Concerning:1234 Main St. Colleyville Texas 76034

(Address or Other Identification of Inspected Property)

Ed Redman - Certified Master Inspector TREC #20373 /

By:TPCL #0745939

(Name and License Number of Inspector)

09/03/2019 9:00AM

(Date)

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. This 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 seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for and 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.

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 license holders 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

ADDITIONAL INFORMATION PROVIDED BY THE INSPECTOR**I. STRUCTURAL SYSTEMS**

- A. Foundations**

Comments:

Client Notice::

Client Notice: This inspection is one of first impression and the inspector was not provided with any historical information pertaining to the structural integrity of the inspected real property. This is a limited cursory and visual survey of the accessible general conditions and circumstances present at the time of this inspection. Opinions are based on general observations made without the use of specialized tools or procedures. Therefore, the opinions expressed are one of apparent conditions and not of absolute fact and are only good for the date and time of this inspection. The inspection of the foundation may show it to be providing adequate support for the structure or having movement typical to this region, at the time of the inspection. This does not guarantee the future life or failure of the foundation. The Inspector is not a structural engineer. This inspection is not an engineering report or evaluation and should not be considered one, either expressed or implied. If any cause of concern is noted on this report, or if you want further evaluation, you should consider an evaluation by an engineer of your choice.

1: Tension Cable Exposed

Recommendation

Rear right rear middle

One or more of the post tension cable ends were exposed and need to be properly sealed.



- B. Grading and Drainage**

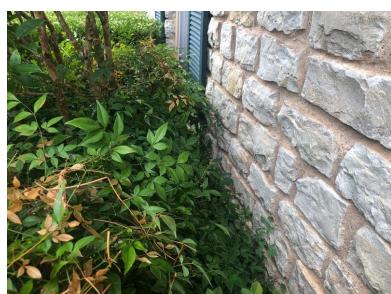
Comments:

1: Excessive vegetation

Recommendation

MULTIPLE LOCATIONS

Vegetation was too close to, touching, or growing on exterior walls and roof. Condition can promote excessive damage and deterby movement of branches, root growth and/or attachment, and moisture retention, and can promote pest infestations. Recommend having vegetation trimmed or removed from affected areas, and regular homeowner monitoring and maintenance thereafter.



I NI NP D**2: Gutters: Redirect Downspout Elbow****⊖ Recommendation**

FRONT LEFT, FRONT RIGHT

Gutter downspout elbow was directing water near the foundation. The elbow should be turned so that storm water is encouraged to flow away from the structure at the points of discharge.

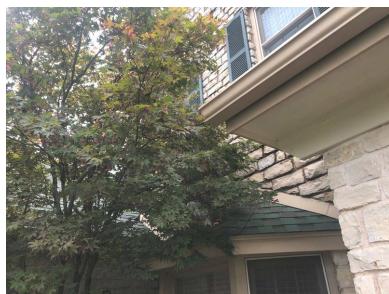
 **C. Roof Covering Materials***Type(s) of Roof Covering::* Composition*Viewed From::* Walked on roof*Comments:**Notice::*

Notice: Life expectancy of the roofing material is not covered by this property inspection report. If any concerns exist about the roof covering life expectancy or potential for future problems, a roofing specialist should be consulted. The Inspector cannot offer an opinion or warranty as to whether the roof has leaked in the past, leaks now, or may be subject to future leaks, either expressed or implied. The inspection of this roof may show it to be functioning as intended or in need of minor repairs. This inspection does not determine the insurability of the roof. You are encouraged to have your Insurance Company physically inspect the roof, prior to closing, to fully evaluate the insurability of the roof.

**1: Tree/Shrub trimming needed****⊖ Recommendation**

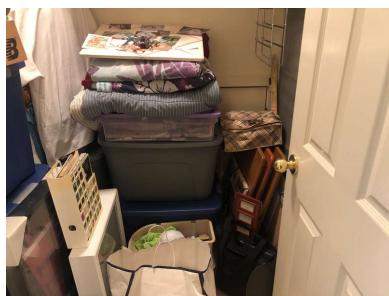
Front middle

Tree and shrub branches need to be trimmed away from the roofing material at all times to help prevent damage to the roofing material. It is the opinion of this Inspector that there are some branches too close to the roofing material at this time and corrective measures are needed.

I NI NP D

D. Roof Structure & Attic

Viewed From:: Interior of attic, Attic space was inaccessible



Approximate Average Depth of Insulation:: 9 to 11"

Comments:

Insulation Type:: Loose filled, Batt or blanket

General Photos::



1: Note: Rodent Activity Attic

➡ Recommendation

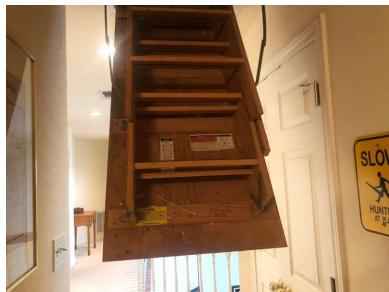
MULTIPLE LOCATIONS ATTIC

Note: Visible evidence of rodent activity was observed in the attic area. It is recommended to have a Pest Control Operator further evaluate this condition and make corrections as necessary. All vermin/pest entry points to the attic area should be properly sealed.

I NI NP D**2: Attic Door not insulated****⊖ Recommendation**

Upstairs hall

The attic access door was not properly insulated or weather stripped. Improve as necessary to prevent heating/cooling loss.

**3: Power vent: Spliced Wires @ Controls****⊖ Recommendation**

Upper attic

The spliced wires at the attic power ventilator(s) needed to be properly enclosed in a junction box(es).



E. Walls (Interior and Exterior)

*Comments:**Type(s) of Exterior Cladding::* Stone masonry veneer**1: Exterior: Re-caulking needed****⊖ Recommendation**

EXTERIOR FIXTURES

Many areas of the house needed re-caulking due to settlement and deteriorated caulking. Recommend re-examination of all windows, doors and vertical joints between the trim and brick veneer. All

I NI NP D

openings should be sealed/caulked to prevent water penetration and further deterioration/damage.



2: Interior: Water stained wall(s)

⊖ Recommendation

Upstairs rear left bedroom closet

Water stains were observed on the walls. The cause and remedy should be further evaluated and corrected as necessary.



3: Exterior: Minor siding damage

⊖ Recommendation

ROOF/SIDING

Minor damage to the siding material was observed.



F. Ceilings and Floors

Comments:

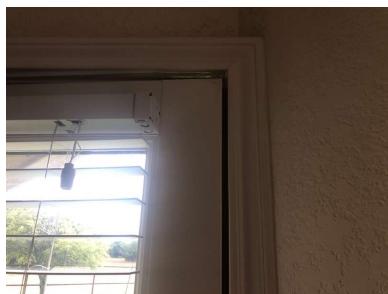
G. Doors (Interior and Exterior)

Comments:

I NI NP D**1: Door Sticking/Rubbing****⊖ Recommendation**

Master bedroom entry

The door was sticking/rubbing against the frame.

**2: Exterior door/frame deterioration****⊖ Recommendation**

Master bedroom rear entry

The exterior door / frame had some deterioration and/or damage.

**3: Doors: Not Latching Properly****⊖ Recommendation**

Upstairs Jack and Jill right side door

The door would not latch/catch properly at the areas noted above.

 **H. Windows***Comments:*

Upstairs front middle bedroom grids in the windows damaged

I NI NP D*General Photos::*

Wood rot inside the window sill.

Upstairs middle bedroom and the side window right about

**1: Screens damaged****➡ Recommendation****MULTIPLE LOCATIONS**

One or more of the window screens were observed to be damaged.

**2: Screens: Missing****➡ Recommendation**

Rear of the house

One or more of the window screens were observed to be missing.

I NI NP D **I. Stairways (Interior and Exterior)***Comments:* **J. Fireplaces and Chimneys***Comments:**General Photos::*

TREC Limitations I-R : TREC LIMITATIONS: The inspector is not required to verify the integrity of the flue; perform a chimney smoke test; or determine the adequacy of the draft.

1: Creosote Buildup/Clean**➡ Recommendation**

Office

Creosote / soot build-up was observed in the visible flue area. The chimney flue should to be cleaned by a Qualified Chimney Sweep.

 **K. Porches, Balconies, Decks and Carports***Comments:***II. ELECTRICAL SYSTEMS** **A. Service Entrance and Panels***Comments:**Service Entrance Type::* Underground*Main Disconnect Rating::* 100 amp, 200 amp*Box Location::* Garage*Ground Location::* Unable to locate

I NI NP D*General Photos::*

- B. Branch Circuits, Connected Devices, and Fixtures**

Type of Wiring:: Copper*Comments:***1: No GFCI protection in all required areas****⊖ Recommendation**

KITCHEN

The receptacles serving the areas noted above did not appear to be connected to a ground fault circuit (GFCI) device. Under current electrical standards all of the exterior receptacles, all receptacles serving the kitchen counter tops, within 6' of non-kitchen sinks, bathrooms, garage and accessory buildings, crawl spaces, unfinished basements should have GFCI protection.

2: Fixtures: Fan blade damaged**⊖ Recommendation**

Rear patio

One or more of the ceiling fan blades are damaged.

**3: Smoke Alarms: Not Enough Smoke Alarms****⊖ Recommendation**

MULTIPLE LOCATIONS

There were not enough smoke alarms located in the home. Under current building standards, there should be a smoke alarm located in each sleeping room, outside each separate sleeping area in the immediate vicinity of the sleeping rooms, and on each additional story of the dwelling including basements but excluding crawl spaces and uninhabitable attics (in dwellings with split levels and without an intervening door between the levels, a smoke alarm installed on the upper level and the adjacent lower level shall suffice provided that the lower level is less than one full story below the upper level).

4: Carbon Monoxide Alarms: None (no gas)**⊖ Recommendation**

No carbon monoxide (CO) detectors were visible in the home at the time of the inspection. There are no gas appliance, but since there is an attached garage, CO detectors are recommended.

III. HEATING, VENTILATION & AIR CONDITIONING SYSTEMS

- A. Heating Equipment (Unit #1)**

I NI NP D*Type of System::* Downstairs Central*Energy Source::* Electric*Comments:**Brand Name::* GOODMAN*Date of Manufacture::* 2014*Heater Temperature Output during test::* 110-120*Filter Location::* Wall mounted*Filter Condition::* Clean*General Photos::*

downstairs

 **A. Heating Unit #2***Type of System::* Upstairs Central*Energy Source::* Electric*Brand Name::* Unable to determine*Date of Manufacture::* Unable to determine*Heater Temperature Output during test::* 70-80*Filter Location::* Wall mounted*Filter Condition::* Dirty*General Photos::*

ATTIC

**1: Filter: Dirty****⊖ Recommendation**

Upstairs wall filters.

The air filter was dirty and should be replaced.**2: Furnace Test: Insufficient heat output****⊖ Recommendation**

Upstairs

The temperature output is less than is considered typical for a electric furnace, recommend HVAC contractor for evaluation/repairs.

 B. Cooling Equipment (Unit #1)*Type of System:* Downstairs Central

I NI NP D*Comments:**Condenser Brand Name:: GOODMAN**Condenser Age (Approximate):: 2014**Approximate System SEER (up to):: 14**Approximate System Size:: 5 ton**Maximum Breaker Size:: 45**Today's Temperature Differential (Delta-T):: 19**General Photos::* **B. Cooling Unit #2***Type of System: Upstairs Central**Condenser Brand Name:: GOODMAN**Condenser Age (Approximate):: 2001**Approximate System SEER (up to):: 14**Approximate System Size:: 2.5 ton**Maximum Breaker Size:: 25**Today's Temperature Differential (Delta-T):: 15**General Photos::*

I NI NP D **C. Duct System, Chases, and Vents***Comments:**General photos::***IV. PLUMBING SYSTEMS** **A. Plumbing Supply, Distribution Systems, and Fixtures***Location of Water Meter:* On well*Location of Main Water Supply Valve :* Unable to locate a main supply valve*Static Water Pressure Reading:* psi 75*Comments:**General Photos::*

Underneath the sinks in the house

**1: Shower: Caulking improvements needed****⊖ Recommendation**

Master bathroom

Cracked, deteriorated and/or missing shower stall grout and/or caulking should be repaired or replaced as necessary.

I NI NP D**2: Fixture: Low water pressure****⊖ Recommendation**

Master bathroom left side sink

The faucet appeared to have low pressure on hot and/or cold with no other fixtures running. I was unable to determine the cause. Further evaluation is recommended.

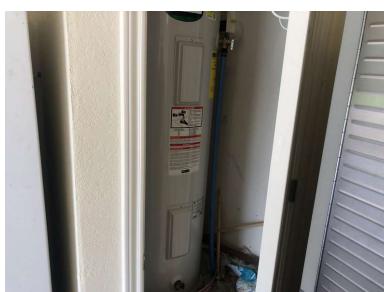
- B. Drains, Wastes, & Vents**

*Comments:**General Photos::*

REAR LEFT



- C. Water Heating Equipment (Unit #1)**

*Energy Source:: Electric**Location:: Garage**Approximate Capacity:: 50**Approximate Age:: 2014**Brand Name: A.O. SMITH**Comments:**General Photos::*

I NI NP D**1: TPR Line: Runs upward****⊖ Recommendation****GARAGE**

The temperature and pressure relief (TPR) valve discharge pipe was running in an upwards direction in one or more locations. The TPR discharge pipe should run gravitationally downwards at all points.

2: TPR: Terminated into pan**⊖ Recommendation****Garage closet**

The temperature and pressure relief discharge pipe was terminating into the water heater drain pan. Under current building standards, this discharge pipe should run downward to the exterior of the structure, turn and terminate within 6-inches of the ground.


 D. Hydro-Massage Therapy Equipment
*Comments:**General Photos::***1: No/limited access to motor****⊖ Recommendation****MASTER BATHROOM**

The access to the hydro-massage therapy equipment motor was not readily accessible and inspection of the equipment lines and motor could not be performed. This does not meet current installation standards.



I NI NP D**2: No Visible GFCI****► Recommendation**

Master bathroom Hydro tub

I was unable to locate a ground fault circuit interrupter (GFCI) receptacle or breaker for the hydro-massage therapy equipment. The homeowner should be consulted on the location of this GFCI device. If there is no GFCI device installed on the hydro-massage therapy equipment circuit, a GFCI receptacle or breaker should be installed for reasons of safety. \

V. APPLIANCES **A. Dishwashers***Comments:**Brand Name:: BOSCH* **B. Food Waste Disposers***Comments:* **C. Range Hood and Exhaust Systems***Comments:**Exhaust Hood Type: Vented* **D. Ranges, Cooktops, and Ovens***Comments:**Brand Name:: GENERAL ELECTRIC, JENN AIR**Power Source:: Electric**Oven Temp (checked at 350): 350-355, 360-365**General photos::***1: Burner No Function Properly****► Recommendation**

Front left burner

One or more of the burners did not function properly and should be further evaluated.

 **E. Microwave Ovens***Comments:**Brand Name:: GENERAL ELECTRIC*

F. Mechanical Exhaust Vents and bathroom Heaters*Comments:***1: Exhaust Into Attic****⊖ Recommendation**

The mechanical exhaust vents were observed to be venting the attic area. Under current building standards, all mechanical exhaust vents should vent to the exterior of the structure. This is an as-built condition.

 G. Garage Door Operators*Comments:* **H. Dryer Exhaust System***Comments:*

Existing Home-Clean : No visible deficiencies were noted at the time of the inspection. Since this is an existing home and I am unable to inspect the length of the ductwork, cleaning of the ductwork is recommended before installing the dryer.

 I. Other*Comments:***VI. OPTIONAL SYSTEMS** **A. Landscape Irrigation (Sprinkler) Systems***Comments:**Control Location::* Garage*Rain Sensor::* No*Anti-Siphon/Backflow Preventor:*

Not able to locate

Total Number of Zones Wired:: 13

Tested in Manual Mode Only:: Inspection and operation of irrigation (sprinkler) systems under the scope of this inspection is limited to "Manual Mode" only. Timers and other functions are not operated.

General Photos::**1: Control panel not functioning properly****⊖ Recommendation****GARAGE**

The sprinkler system control panel did not appear to be functioning properly. The cause and remedy should be further evaluated and corrected as necessary.

I NI NP D**2: Rain Sensor-Component missing****⊖ Recommendation**

I was unable to locate the exterior component of the moisture (rain) sensor. The homeowner should be consulted as to where the exterior moisture sensor component may be located. If it is missing, then replacement is recommended.

3: No Visible Anti-Siphon Device**⊖ Recommendation**

I was unable to locate an anti-siphon device or back-flow prevention device for the sprinkler water supply. An anti-siphon or back-flow prevention device is needed to help protect the system's water source from contamination. The homeowner should be consulted on the location of this device. If there is no anti-siphon or back-flow prevention device in place, one should be installed.

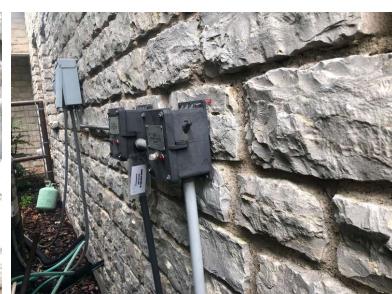
C. Outbuildings

*Comments:**General Photos::*

Rear left yard



E. Private Sewage Disposal (Septic) System

*Type of System:: Aerobic**Drainage Field Location:: West side of structure**Comments:*

Septic Disclaimer : A CERTIFIED SEPTIC INSPECTION PERFORMED BY A LICENSED N.A.W.T. INSPECTOR IS RECOMMENDED FOR ALL SEPTIC SYSTEMS. THIS TYPE OF INSPECTION INCLUDES THE PUMPING OF THE SYSTEM AND INSPECTION OF THE COMPONENTS INSIDE THE TANK. CERTAIN DEFECTS CAN BE IDENTIFIED WITH A CERTIFIED INSPECTION THAT CANNOT BE DETECTED WITH A VISUAL INSPECTION ALONE. FIELD LINES CAN ONLY BE INSPECTED BY USE OF A VIDEO CAMERA. IF THIS IS A CONCERN, I RECOMMEND CONTACTING A LICENSED AND QUALIFIED MAINTENANCE COMPANY THAT HAS VIDEO EQUIPMENT.

Company Disclaimer / Limitations : Company Disclaimer Based on what we were able to observe and our experience with Private Sewage Disposal (Septic) System we submit this inspection report based on the present condition, working under current use and habits of the current occupants of the residences for the Septic System. We have not been retained to warrant, guarantee or certify the proper function of the system for any period of time, either expressed or implied. Because of numerous factors (usage, soil characteristics, previous failures, etc.) which may effect the proper operation of the System as well as the inability of the Inspector to supervise or monitor the use or maintenance of the system,

I NI NP D

this report shall not be construed as a warranty by our company that the system will function properly for any particular buyer. We are also not ascertaining the impact the system is having on the environment. Excavation or pumping of the system is outside the scope of our load testing procedures and survey. Septic systems are a buried component which are hidden from normal general visual surveys and many possible problems may not show themselves at the time of a visual survey and thus we cannot make accurate predictions of the future performance of the system or associated components. Accurate determination of location, condition, or life expectancy of the system components is not possible from any survey. This inspection includes a general visual survey of probable tank and absorption system areas, surfaces at the beginning, during, and end of the load test. Periodic pumping is recommended to prevent costly damage to the absorption system. Pumping frequency depends on the system usage, tank size, and other factors. Specific limitations for Private Sewage Disposal (Septic) Systems The inspector is not required to:or uncover the system or its components the size, adequacy or efficiency of the system; or the type of construction.

Performance: System needs further evaluation: The private sewage disposal (septic) system and related components DO NOT appear to be performing adequately at the time of this inspection. The system is not achieving an operation, function, or configuration consistent with accepted industry practices for its age.

Septic Limitations : Based on what we were able to observe and our experience with Private Sewage Disposal (Septic) System technology, we submit this inspection report based on the present condition, working under current use and habits of the current occupants of the residences for the Septic System. We have not been retained to warrant, guarantee or certify the proper functionality of the system for any period of time, either expressed or implied. Because of numerous factors (usage, soil characteristics, previous failures, which may effect the proper operation of the System as well as the inability of the Inspector to supervise or monitor the use or maintenance of the system, this report shall not be construed as a warranty by our company that the system will function properly for any particular buyer. We are also not ascertaining the impact the system is having on the environment. Excavation or pumping of the system is outside the scope of our load testing procedures and survey. Septic systems are a buried component which are hidden from normal general visual surveys and many possible problems may not show themselves at the time of a visual survey and thus we cannot make accurate predictions of the future performance of the system or associated components. Accurate determination of location, condition, or life expectancy of the system components is not possible from any survey. This inspection includes a general visual survey of probable tank and absorption system areas, surfaces at the beginning, during, and end of the load test. Periodic pumping is recommended to prevent costly damage to the absorption system. Pumping frequency depends on the system usage, tank size, and other factors. Specific limitations for Private Sewage Disposal (Septic) Systems The inspector is not required to: excavate or uncover the system or its components, determine the size, adequacy or efficiency of the system; or determine the type of construction.

1: Dispersment: Aerobic head not functioning properly

➡ Recommendation

RIGHT REAR

One or more of the aerobic system distribution heads do not appear to be functioning properly.

2: Food Disposal in Place

➡ Recommendation

It is recommended to have a food waste disposer when a septic system is in use.