



Buyers Protection Group



**10563 Longleaf Drive
Conroe Tx 77385**

**Client(s): White
Inspection Date: 11/28/2017**

The Best Inspectors. Anywhere.

Inspector: Mark Armstrong #TREC #21600

PROPERTY INSPECTION REPORT

Prepared For: Mr. Carl White

(Name of Client)

Concerning: 10563 Longleaf Drive, Conroe, Tx 77385

(Address or Other Identification of Inspected Property)

By: Mark Armstrong TREC #21600 / BPG Inspection Services 11/28/2017

(Name and License Number of Inspector)

(Date)

(Name, License Number of Sponsoring Inspector)

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

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

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

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

Promulgated by the Texas Real Estate Commission(TREC) P.O. Box 12188, Austin, TX 78711-2188 (512)936-3000
(<http://www.trec.state.tx.us>).

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

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR:

Thank you for choosing BPG Home Inspections

Mark S Armstrong
Professional Inspector
TREC License # 21600

Mobile: 314-413-6521

Scheduling: 1-800-285-3001

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Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (I) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Not Functioning or in need of repair (R) = The item, component or unit is not functioning as intended or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

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Style of Home: Single Family, One Story	Age Of Home: 2003	Home Faces: East
Client(s) Present: No	Weather: Clear	Temperature: Over 70
Rain in last 3 days: Yes	Recommended Professionals: (Based on reported deficiencies)	Home Status:: Occupied


Thank you for choosing BPG for your property inspection. We value your business and are available should you have any follow-up questions regarding your report.

This report represents our professional opinion regarding conditions of the property as they existed on the day of our inspection. We adhere to the Standards of Practices as outlined in the Standards of Practice of the American Society of Home Inspectors (ASHI) or your specific state standards.

Your **INSPECTION REPORT** includes three sections: **1) Key Findings**, **2) Property Information**, and **3) Inspection Agreement**. It is important to evaluate all three sections in order to fully understand the property and general conditions. The following definitions may be helpful in reviewing your reports.

 Action Items may include:

- Items that are no longer functioning as intended
- Conditions that present safety issues
- Items or conditions that may require repair, replacement, or further evaluation by a specialist
- Items that were inaccessible

 Consideration Items may include:

- Conditions that may require repair due to normal wear and the passage of time.
- Conditions that have not significantly affected usability or function- but may if left unattended.

SECTION I. KEY FINDINGS

This section is designed to summarize the findings and conditions that may require your immediate attention. Typically, the Key Findings Summary is used to help prioritize issues with other parties involved in the real estate transaction (home buyer, home seller, and real estate agents). *It is important to review carefully all sections of your report and not rely solely on the Key Findings summary.*

SECTION II. PROPERTY INFORMATION

This section contains our detailed findings on all items inspected. Component locations, system types and details, maintenance tips, and other general information about the property will be included as appropriate.

SECTION III. INSPECTION AGREEMENT

This section details the scope of the inspection. BY ACCEPTANCE OF OUR INSPECTION REPORT, YOU ARE AGREEING TO THE TERMS OF OUR INSPECTION AGREEMENT. A copy of this agreement was made available immediately after scheduling your inspection and prior to the beginning of your inspection. In addition, a copy is included on our website with your final inspection report.

To retrieve your full PROPERTY INSPECTION REPORT (all 3 sections) from our Web site:

- Point your web browser to <http://www.bpginspections.com>
- Click on **View Your Inspection Report**
- Enter the **Report Id** and **Client Last Name** (shown below)
 - Report Id: 670452
 - Client's Last Name: White
- Follow the instructions to either view the report online or download it to your computer.

Again, thank you for selecting us as your inspection company. Please contact our Customer Service Center at 800-285-3001 should you have any questions about your reports or desire additional assistance.

Action / Consideration Items

STRUCTURAL SYSTEMS

Grading and Drainage

- 1. It is advisable to maintain at least 4 inches minimum of clear area between the ground and siding. Proper drainage is critical to the performance of the foundation. All grades should drop away from the structure at a rate of 6 inches for every 10 feet.

Roof Covering Materials

- 2. Satellite dish mounted directly through roof not recommended. Better installation is on side wall or eaves. Extra sealant needed on fastening bolts.

Roof Structures and Attics

- 3. The attic entry did not have walk boards. Have carpenter install to make entry more easy and safe.

Windows

- 4. Some of the windows operated stiffly. Clean and lubricate the channels with Alum-A-Lube or a similar product if you desire the windows to operate easily. The windows appeared typical but interior wall damage around windows is many times not visible and possibly exists without being noted in this report. Monitor the window conditions and seal/repair/replace items as necessary and discovered in the future. Ask seller about any history of water leakage at the windows.

ELECTRICAL SYSTEMS

Service Entrance and Panels

- 5. White (neutral) wires are used as hot wires in the main electric panel. They should be marked black (or red) to indicate that they are hot.
- 6. The incoming aluminium main service wires should be coated with anti-oxidation grease where they are stripped back to be connected to the main panel. Have an electrician correct as needed.

OPTIONAL SYSTEMS

Swimming Pools, Spas, Hot Tubs, and Equipment

- 7. Rear fence gate is not self closing and latching as called for by today's child safety standards. Gate was locked.

Prepared Using HomeGauge <http://www.homegauge.com> : Licensed To BPG Inspection Services

I = Inspected

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I NI NP D

I. STRUCTURAL SYSTEMS

Our inspection of the structure included a visual examination of the exposed, readily accessible portions of the structure. These items were examined for visible defects, excessive wear, and general condition. Many structural components are inaccessible because they are buried below grade or are behind finished surfaces. Therefore, much of the inspection was performed by looking for visible symptoms of past movement, damage and deterioration. Where there are no symptoms, conditions requiring further review or repair may go undetected and identification is not possible without destructive testing. We make no representations as to the internal conditions or stability of soils, concrete footings and foundations, except as exhibited by their performance. We cannot predict when or if foundations or roofs might fail or leak in the future.

A. Foundations

Type of Foundation(s): Slab

Foundation method of inspection: Visual inspection of exterior

Foundation performance: Performing as intended. No significant problems observed

Comments:

The foundation inspection is limited. The inspector does not pull up floor coverings, move furniture, measure elevations or propose major repairs. The inspector does not enter crawl space areas less than 18". It is important to keep soil moisture contents by foundation consistent year round. The client should understand that inspectors are not professional engineers. Our inspection is based on general observation of the foundation and the inspector's personal experience with similar structures. (An opinion on performance is mandatory)

B. Grading and Drainage

Comments:

It is advisable to maintain at least 4 inches minimum of clear area between the ground and siding. Proper drainage is critical to the performance of the foundation. All grades should drop away from the structure at a rate of 6 inches for every 10 feet.

Extend downspouts farther away from the house to improve surface drainage and reduce water ponding and percolating near the foundation.

Recommend gutter extensions or splash blocks for all gutter turn-outs to facilitate proper drainage away from the structure. Discharging roof water next to the structure has the potential of causing foundation movement



C. Roof Covering Materials

Types of Roof Covering: 3-Tab fiberglass/asphalt

Viewed From: Ground

Extra Info: used telescopic Eye Stick with 35mm HD camera

Comments:

The inspector does not speculate on the remaining life expectancy of the roof covering. The inspector does not lift or remove shingle or tiles. Inspection of fastening system at shingle tabs are not inspected as this could damage the shingle.

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I	NI	NP	D
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Architectural grade shingles as installed on this house are a heavier weight and have longer expected service life, perhaps to 20 or more years. Actual service life, of course, depends on many unpredictable variables.

Covering appeared in good condition. No leaks were active at time of inspection. Shingles appeared to be properly fastened.



Satellite dish mounted directly through roof not recommended. Better installation is on side wall or eaves. Extra sealant needed on fastening bolts.



D. **Roof Structures and Attics**

Method used to observe attic: Entered attic and performed a visual inspection, Limited (some attic areas were not crawled to avoid insulation compaction)

Approximate Average Thickness of Vertical Insulation: 6 inches

Roof Ventilation: Soffit Vents, Roof Vents, Ridge vents

Roof Structure: Stick-built, 2 X 6 Rafters, Plywood, Sheathing, Radiant Barrier

Attic Info: Pull Down stairs

Attic Insulation: 9-10 Inches, Blown, R-24 or Better

Comments:

Only areas of the attic determined accessible by the inspector are inspected.

Structure was in good condition. No leaks were active or apparent at time of inspection.

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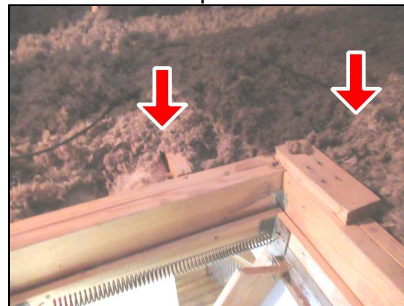
D = Deficient

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The insulation in the attic is near the current standard. This attic is typically insulated.

 The attic entry did not have walk boards. Have carpenter install to make entry more easy and safe.



E. Walls (Interior and Exterior)

Comments:

Only readily accessible areas clear of furniture and occupant belongings are inspected. Observations are related to structural performance and water penetration only. The inspection does not include obvious damage. It is recommended that all surfaces be kept well sealed. If the home has stucco cladding the siding should be monitored for cracks or separation in transitional joints and repaired. A home inspectors visual inspection of stucco clad homes may not reveal the presence of water infiltration and structural deterioration. It is recommended that stucco clad homes be further evaluated by a qualified EIFS or stucco repair contractor. This inspection does not cover any issues that are considered to be environmental. Such as, but not limited too, lead based paint, asbestos, radon, mold, mildew, fungus, etc.

The garage was full of storage limiting the inspection.

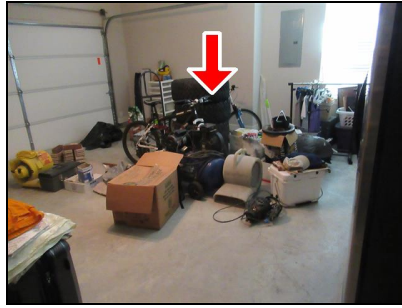
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There were a lot of items in the closets and under the sink cabinets that prevented seeing all interior areas.

F. Ceilings and Floors

Ceiling Structure: 2X6, Not visible

Comments:

Observation of floors are related to structural performance and water penetration only. The inspection does not include obvious damage to carpets, tiles, wood, laminate or vinyl flooring

No deficiencies of note.

G. Doors (Interior and Exterior)

Comments:

Cosmetic items and obvious holes are not included in this report. It is common in the course of climate changes that some doors may bind mildly or the latches may need adjustment.

No deficiencies of note.

H. Windows

Comments:

Double pane window seals may be broken without having a visible amount of condensation built up between the panes. Obviously fogged windows are noted when observed but complete inspection is not possible due to light conditions, installed screens, dirt on surfaces and rain at time of inspection. Windows that are blocked by occupant storage/furnishings are not lifted. If you notice condensation or cloudiness between the two layers of thermal glass in the future, you will know the window has a broken seal. Glass replacement will restore original thermal efficiency. Broken seals in many cases are difficult to see and can appear suddenly with a change in the weather. Check the windows/doors carefully during your pre-closing walk through. BPG will not be responsible for broken seals noticed after this inspection. If you have broken seals replaced at this time, have contractor check all windows/doors again and replace any additional broken seals that might be discovered

Some of the windows operated stiffly. Clean and lubricate the channels with Alum-A-Lube or a similar product if you desire the windows to operate easily. The windows appeared typical but interior wall damage around windows is many times not visible and possibly exists without being noted in this report. Monitor the window conditions and seal/repair/replace items as necessary and discovered in the future. Ask seller about any history of water leakage at the windows.

I. Stairways (Interior and Exterior)

Comments:

No deficiencies of note.

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J. Fireplaces and Chimneys

Comments:

The inspection does not include the adequacy of draft or condition of flue tiles.

K. Porches, Balconies, Decks, and Carports

Comments:

The inspector does not determine the existence or adequacy of flashing at the attachment to the house.

Porch and Patio are serviceable with no repairs indicated at this time.

The walks and rear patio have no significant cracks or uplifts but monitor for future tripping hazards.

Periodic sealing of any driveway joints and cracks is worthwhile maintenance.



rear patio



rear patio



L. Other

Comments:

Fences are not inspected unless a swimming pool is present. Retaining walls are only checked if failure would impede the homes structural integrity

II. ELECTRICAL SYSTEMS

Our inspection of the electrical system included a visual examination of readily accessible components including a random sampling of electrical devices to determine adverse conditions and improper wiring methods, grounding and overcurrent protection. Performing voltage tests, load calculations or determining the adequacy of the electrical system for future usage is outside the scope of this inspection. Telephone, video, audio, security system, landscape lighting, and other low voltage wiring was not included in this inspection unless specifically noted.

A. Service Entrance and Panels

Electrical Service Conductors: Below ground

Sub-Panel Capacity: 200 AMP, Adequate

Panel Type: Circuit breakers

Electric Panel Manufacturer:

Extra Info: EATON

Ground System: Unknown

Extra Info: grounding not visible

Comments:

Ancillary wiring items not inspected include but are not limited to: telephone, cable, speaker, computer, photocells, low voltage, hard wiring on smoke detectors, electric gates and doors, yard and tree lighting. Intercom systems are not inspected.

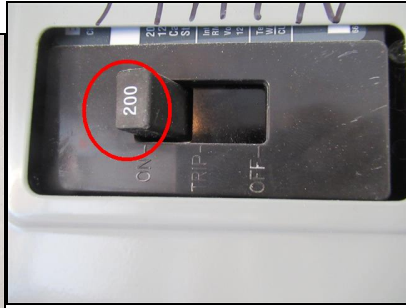
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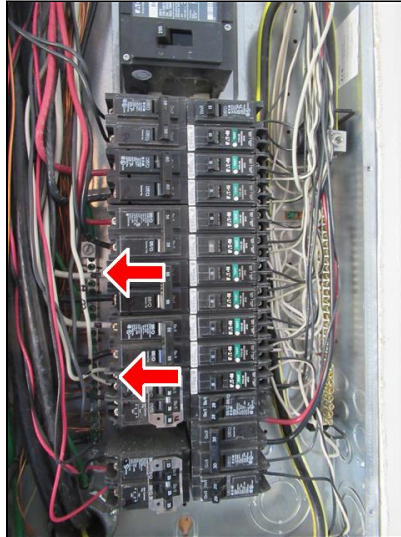
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200 amp

meter

White (neutral) wires are used as hot wires in the main electric panel. They should be marked black (or red) to indicate that they are hot.



The incoming aluminium main service wires should be coated with anti-oxidation grease where they are stripped back to be connected to the main panel. Have an electrician correct as needed.



needs anti-oxidation grease

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Romex

Type of Branch Circuit Wiring: Copper

Comments:

The inspector does not check 220-volt outlets. Random testing of electrical outlets only; not all outlets are tested. In the event aluminum wiring is reported it should be reviewed by a licensed electrician. We do not report copper clad aluminum wiring unless clearly labeled so at the electrical panel. Only light fixtures that appear to have been improperly installed are tested for proper operation. Burnt bulbs are not reported. Light

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fixtures with daylight sensors or that are on timers can not be tested for proper operation

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

Our inspection of the heating and cooling system included a visual examination of the system's major components to determine defects, excessive wear, and general state of repair. Weather permitting, our inspection of a heating or cooling system includes activating it via the thermostat and checking for appropriate temperature response. Our inspection does not include disassembly of the furnace; therefore heat exchangers are not included in the scope of this inspection. Ceiling fans are not typically inspected as they are not within the scope of the inspection.

Performing calculations to determine if the cooling system is properly sized to the home, is outside the scope of this inspection.

A. Heating Equipment

Type of Systems: Forced Air

Energy Sources: Electric

Comments:

The electric furnace responded to thermostat demand and provided an appropriate temperature increase of over thirty degrees.



B. Cooling Equipment

Type of Systems: Central air conditioner unit

Temperature Differential: 15 Degrees

Number of Cooling Systems: One

Comments:

The inspector does not determine the adequacy (tonnage/manual load calculation) or efficiency of the system. Humidifiers, motorized dampers, electronic air filters and programmable thermostats are not inspected. Window air conditioning and possible mismatched central units are not checked. An accurate central air conditioning cooling differential test is not possible when the ambient temperature is below 55 degrees Fahrenheit.

The air conditioning equipment responded to thermostat demand, sounded normal during operation and produced an appropriate temperature drop between 15 and 22 degrees measured between supply and return air ducts. Typical service life is 13 - 17 years. The electrical disconnect box at the exterior compressor was not opened. Determining if the A-coil is properly matched to the compressor is outside the scope of this inspection. The "tonnage" adequacy of the system was not evaluated.

Temperature reading at supply was 63 degrees.

Temperature reading at return was 78 degrees.

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5 ton unit

C. Duct Systems, Chases, and Vents

Ductwork: Insulated Flex Duct

Comments:

Inspecting the interior condition of the HVAC supply and return ducts would require vent removal and/or dismantling the equipment plenums and is beyond the scope of this inspection.

In general, there should be a supply and return duct for each bedroom and each common living area. Duct runs should be as short and straight as possible. The correct-size duct is necessary to minimize pressure drops in the system and thus improve performance. Insulate ducts located in unheated spaces, and seal all joints with duct mastic. Despite its name, never use ordinary duct tape on ducts.

No deficiencies of note.

IV. PLUMBING SYSTEM

Our inspection of the plumbing system included a visual examination to determine defects, excessive wear, leakage, and general state of repair. Plumbing leaks can be present but not evident in the course of a normal inspection. A sewer lateral test to determine the condition of the underground sewer lines is beyond the scope of this inspection. Our review of the plumbing system does not include landscape irrigation systems, water wells, on site and/or private water supply systems, water quality, off site community water supply systems or private (septic) waste disposal systems unless specifically noted.

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: Left Side, Front, Street

Location of main water supply valve: Left Side, Front

Extra Info: on outside of south wall

Static water pressure reading: 57 PSI

Comments:

The inspection does not include gas lines or condition of plumbing lines in walls, floors, attic, ground or foundation. Water wells, water-conditioning systems, solar water heating systems, freestanding appliances, and the potability of any water supply are excluded from inspection. Clothes washing machine and icemaker hose bibs are not tested.

Plumbing and fixtures functioning as intended.

Water meter was located by the street and the main shut off valve was located on the outside south side.

Water static pressure at 57 PSI.

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I NI NP D



57 PSI



water shutoff



B. Drains, Wastes, and Vents

Comments:

The following systems, items, or components are excluded from this inspection: 1.) Drain line for clothes washing machine, or water conditioning systems; 2.) Drain pumps or water ejection pumps, sewer clean-outs, anti-siphon devices, components that are not visible or accessible, exterior plumbing components, and fire sprinkler systems. Drains are tested by flushing water through the system only. Vacant home drain problems may not be detectable until the home is placed back into normal occupancy use.

Drains and vents functioned normally.

C. Water Heating Equipment

Water Heater Energy Sources: Electric

Capacity: 50 Gallon

Comments:

Water recirculation pumps and electric timers are not tested

Unit functioned at time of inspection.



info panel

D. Hydro-Massage Therapy Equipment

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The whirlpool tub was filled and it operated normally. The pump has GFCI protection as required. Always fill the tub above the jets before turning the whirlpool on. Observe standard safety precautions for use and clean the system pipes occasionally with a mild bleach solution or other approved cleaner. Read the owner's manual for additional information. The Whirlpool Manufacturer's Association suggests professional cleaning and maintenance annually.

E. Other

Comments:

V. APPLIANCES

A. Dishwashers

Comments:

Functioned. Was tested in normal/light mode only.



B. Food Waste Disposers

Comments:

Functioning properly.

C. Range Hood and Exhaust Systems

Comments:

Functional. Vents to exterior.



D. Ranges, Cooktops, and Ovens

Comments:

The inspector does not test self-cleaning, self-bake or broiler functions on ovens.

Cooktop and oven functioning normally.

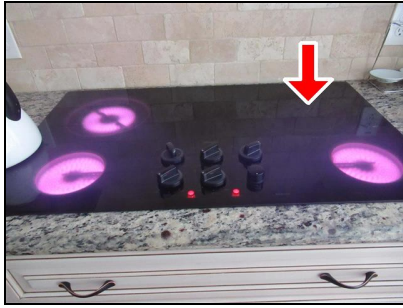
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rear worked intermittingly

E. Microwave Ovens

Comments:

The inspector does not test for radiation leakage. All modes are not tested and testing is on a single operation of high power mode. Only permanently installed microwaves are tested.

Unit functioned normally.

The unit is self venting.



F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

Ventilation systems should be installed in all bathrooms. This includes bathrooms with windows, since windows will not be opened during the winter in cold climates.

Functional. Vent to exterior as required.

G. Garage Door Operators

Comments:

The garage door responded to the automatic opener and to its optic safety reverse. The downward pressure safety reverse was not tested; check it periodically to ensure it reverses properly.

H. Dryer Exhaust Systems

Comments:

I = Inspected

NI = Not Inspected

NP = Not Present

D = Deficient

I	NI	NP	D
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Dryer vents should be cleaned every 6 months to prevent lint buildup, improve efficiency and to reduce possible fire hazards.

Laundry area is equipped with connections for electric dryers.



I. Other

Comments:

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments:

If the sprinkler system is inspected as part of this inspection, it is tested in manual mode only. Testing for or determining underground water leaks are not a part of sprinkler inspection.

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

Comments:

If the swimming pool is inspected as part of this inspection only components readily accessible are inspected. Timers, freeze guards, automatic chlorinators or ozonator's if present are not inspected. Underground leaks or seepage (unless obvious) can not be detected. Could not find operational remote.

Pool equipment functional and properly bonded/grounded.

Filtration system functioning. Filters where they need to be.



I = Inspected

NI = Not Inspected

NP = Not Present

D = Deficient

I	NI	NP	D
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Rear fence gate is not self closing and latching as called for by today's child safety standards. Gate was locked.

C. **Outbuildings**

Comments:

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

Comments:

E. **Private Sewage Disposal (Septic) Systems**

Comments:

Limited scope inspection only. Complete inspection of the underground tank system would require excavation and is beyond the scope of this inspection.

F. **Other**

Comments: