



Inspection Report

Verna Koleosho-Johnson

Property Address:
22839 Twisting Pine Dr
Spring TX 77373



HG Home Inspection

**Kristi Hart TREC# 21276
2020 N Loop W #106
Houston, TX 77018**

PROPERTY INSPECTION REPORT

Prepared For: Verna Koleosho-Johnson

(Name of Client)

Concerning: 22839 Twisting Pine Dr, Spring, TX 77373

(Address or Other Identification of Inspected Property)

By: Kristi Hart TREC# 21276 / HG Home Inspection 10/12/2019

(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.

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>).

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 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:

Standards of Practice:

TREC Texas Real Estate Commission

In Attendance:

Seller representative

Type of building:

Single Family (2 story)

Style of Home:

Traditional

Approximate age of building:

Over 10 Years

Home Faces:

NW

Temperature:

Below 65 (F) = 18 (C)

Weather:

Clear

Ground/Soil surface condition:

Dry

Rain in last 3 days:

No

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

I NI NP D

I. STRUCTURAL SYSTEMS

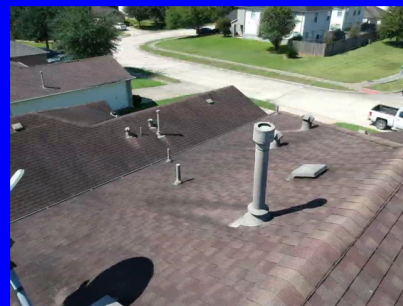
The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.



Blown insulation



2x4 stick framing



A. Foundations

Type of Foundation (s): Poured concrete

Method used to observe Crawlspace: No crawlspace

Comments:

- (1) This is not an engineering report, but is only an opinion based on observation of conditions known to be related to foundation performance, using the knowledge and experience of the inspector.
- (2) The post tension foundation has exposed cable ends that are starting to show signs of deterioration. This is a maintenance issue. Further deterioration will occur if not corrected. I recommend having a qualified person make repairs as needed.

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A. Item 1(Picture) Front right side of home



A. Item 2(Picture) Right rear side of home

(3) Typical settlement cracks in the concrete slab. Many homes have hairline or settlement cracks which have no effect on the function of the slab. A qualified licensed general contractor should inspect further and repair as needed.



A. Item 3(Picture) Right side of home



A. Item 4(Picture) Right side of home

B. Grading and Drainage

[Comments:](#)

(1) The gutter downspout(s) missing deflector(s) at the exterior. Erosion can continue or become worse if not corrected. A qualified contractor should inspect and replace as needed.

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B. Item 1(Picture) Front right side of home

(2) The downspout missing part (S) at the front left corner of home. Erosion can continue or become worse if not corrected. A qualified person should repair or replace as needed.



B. Item 2(Picture) Front left side of home

C. Roof Covering Materials

Types of Roof Covering: 3-Tab fiberglass

Viewed from: Ground

Roof Ventilation: Soffit Vents, Passive

Comments:

(1) This inspection does not warrant against roof leaks.

(2) There is a satellite dish bracket mounted on roof that is screwed directly through roofing surface. This is not considered to be today's standard. I recommend having a qualified person remove and patch roofing as needed. (The area will need periodic maintenance)

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C. Item 1(Picture)

(3) The lowest eave of the roof line of the home is not accessible using a 17 foot ladder (the tallest ladder that can be safely moved and or climbed solo). All efforts were made to safely inspect the roofing surface using binoculars, and or aerial photography equipment. This limited the inspection to areas that were safely accessible and or visible at the time of inspection.

(4) The roof shingles showing wear at the "entire roof". Roof covering will need replacing before 5 years. A qualified person should repair or replace as needed.

D. Roof Structures and Attics

Method used to observe attic: Walked

Viewed from: Attic

Roof Structure: 2 X 4 Rafters

Attic Insulation: Blown

Approximate Average Depth of Insulation: 10 inches

Approximate Average Thickness of Vertical Insulation: None

Attic info: Pull Down stairs

Comments:

(1) The pull down stairs are not properly insulated. This can cause some heat loss in winter and loss of cool air in summer if not corrected. I recommend repair as desired.



D. Item 1(Picture)

(2) Attic space inspected with limited access. This is for your information.

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D. Item 2(Picture)

(3) The roof sheathing is damaged . Area still remains strong. It is not cost effective to replace until next roof. A qualified contractor should repair as needed.



D. Item 3(Picture) Above attic access

(4) Water signs are on "common board" roofing resulting from a roof leak found around the passive vent. Moisture Meter was used and readings were 19% or higher indicating a leak still exists. A qualified roofing contractor should inspect further and correct as needed.

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D. Item 4(Picture) Rear of home



D. Item 5(Picture) Rear of home



D. Item 6(Picture)

E. Walls (Interior and Exterior)

Wall Structure: Wood

Comments:

(1) The Wood trim exterior in areas peeling paint or failing. Further deterioration can occur if not corrected. A qualified person should repair or replace as needed.

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E. Item 1(Picture) Front right of home



E. Item 2(Picture) Right rear of home



E. Item 3(Picture) Rear of home



E. Item 4(Picture) Rear of home

(2) Areas where wiring or piping passes through walls should be sealed. I recommend having a qualified person seal as needed.

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E. Item 5(Picture) Front right side of home



E. Item 6(Picture) Right side of home



E. Item 7(Picture) Right rear of home

(3) The siding exterior has caulking that is weathered or missing and some lifted nails. Deterioration can eventually occur if not corrected. A qualified person should repair as needed.

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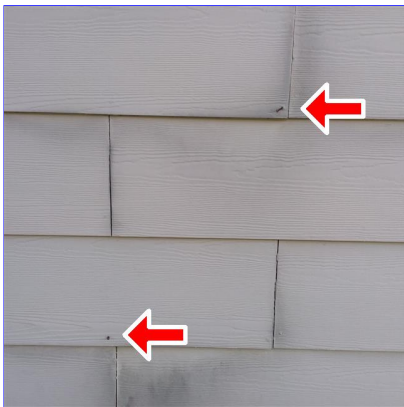
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E. Item 8(Picture) Front right side of home



E. Item 9(Picture) Right side of home



E. Item 10(Picture) Right side of home



E. Item 11(Picture) Right rear side of home

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E. Item 12(Picture) Left side of home

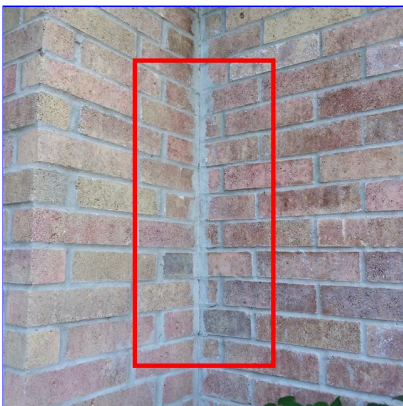


E. Item 13(Picture) Rear of home



E. Item 14(Picture) Rear of home

(4) The Brick siding front of home loose, and missing mortar. Further deterioration can occur if not corrected. A qualified person should repair or replace as needed.



E. Item 15(Picture) Front left of home

(5) The Wood trim exterior area's of home beginning to deteriorate. Further deterioration can occur if not corrected. A qualified person should repair or replace as needed.

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E. Item 16(Picture) Front left of home



E. Item 17(Picture) Front left side of home



E. Item 18(Picture) Right rear of home



E. Item 19(Picture) Left rear of home

(6) The Cement board exterior in areas is damaged. Further deterioration can occur if not corrected. A qualified person should repair or replace as needed.



E. Item 20(Picture) Front left side of home



E. Item 21(Picture) Rear of home

(7) The drywall on the wall is damaged. While this damage is cosmetic, it needs to be repaired. A qualified person should repair or replace as needed.

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E. Item 22(Picture) Garage hallway



E. Item 23(Picture) Left rear of 1/2 bath



E. Item 24(Picture) Right rear of formal dining room



E. Item 25(Picture) Front of living room



E. Item 26(Picture) Left rear side of living room



E. Item 27(Picture) Left side of garage

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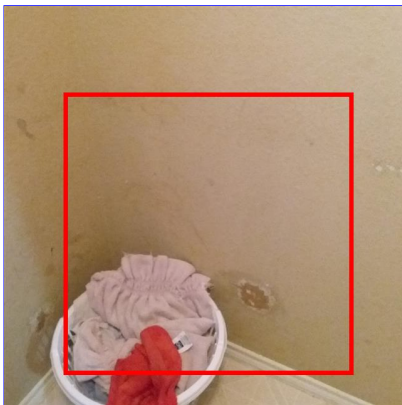
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E. Item 28(Picture) Right side of garage



E. Item 29(Picture) Rear of left rear bedroom



E. Item 30(Picture) Washer/dryer room



E. Item 31(Picture) Master bedroom closet

(8) Interior trim is damaged or peeling paint in areas. This is a cosmetic issue. I recommend repair as desired.

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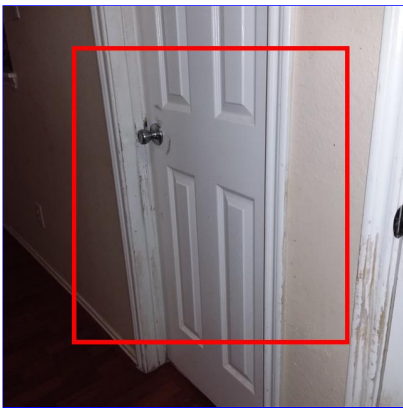
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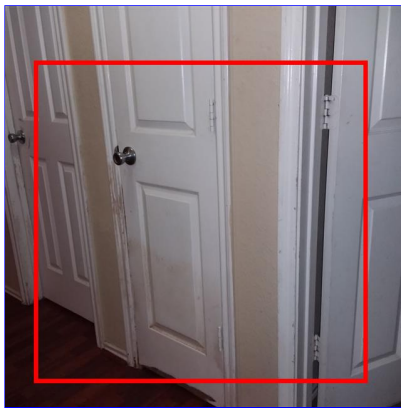
E. Item 32(Picture) Main entry



E. Item 33(Picture) 1/2 bath entry



E. Item 34(Picture) Upstairs hall bath



E. Item 35(Picture) Front of upstairs hallway

(9) The towel ring on the wall is missing at the half bath. I recommend repair as necessary.



E. Item 36(Picture)

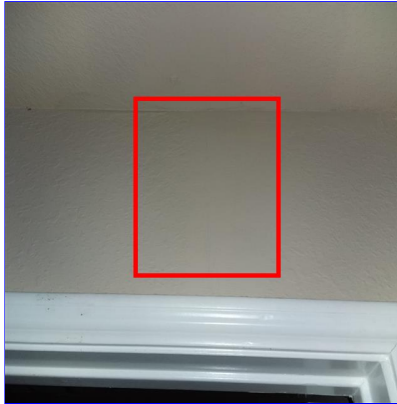
(10) The drywall on the wall has several hairline cracks in areas. This damage is considered cosmetic. A qualified person should repair or replace as needed.

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E. Item 37(Picture) Downstairs bedroom entry



E. Item 38(Picture) Front right side of upstairs living room

(11) The drywall on the wall shows wet stains indicating moisture or intrusion did or still may occur in areas. The moisture meter was used and it did not indicate an active leak. A qualified person should repair or replace as needed.



E. Item 39(Picture) Rear of garage



E. Item 40(Picture) Left side of downstairs bedroom



E. Item 41(Picture) Right side of formal dining room

(12) The drywall on the wall shows wet stains indicating moisture or intrusion did or still may occur in

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areas. Due to recent dry weather, I am unable to determine if the leak still exists. A qualified person should repair or replace as needed.



E. Item 42(Picture) Right side of upstairs entry



E. Item 43(Picture) Right side of master bedroom closet

(13) Signs of fungi growth are present. We did not inspect, test or determine if this growth is or is not a health hazard. The underlying cause is moisture. I recommend you contact a mold inspector or expert for investigation or correction if needed.



E. Item 44(Picture) Front left bedroom closet



E. Item 45(Picture) Under hall bath sink

(14) The drywall on the wall shows wet stains indicating moisture or intrusion did or still may occur Bedroom closet. The moisture meter was used and it did not indicate an active leak. A qualified person should repair or replace as needed.

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E. Item 46(Picture) Front left bedroom closet

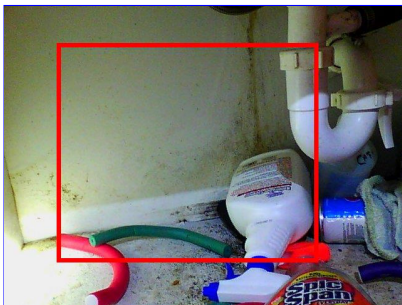
(15) The drywall on the wall shows wet stains indicating moisture or intrusion did or still may occur Hall Bath. The moisture meter was used and it recorded 19% or higher, which indicates the leak has not been corrected. A qualified person should repair or replace as needed.



E. Item 47(Picture) Under hall bath sink



E. Item 48(Picture)



E. Item 49(Picture)

(16) The Cement board rear of home is loose. Further deterioration can occur if not corrected. A qualified person should repair or replace as needed.

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E. Item 50(Picture) Left rear of home

F. Ceilings and Floors

Floor Structure: Slab

Floor System Insulation: NONE

Ceiling Structure: 4" or better

Comments:

(1) The Linoleum is damaged at the in areas. This damage is considered cosmetic. A qualified person should repair or replace as needed.

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F. Item 1(Picture) Front left of 1/2 bath



F. Item 2(Picture) Kitchen



F. Item 3(Picture) Dining room

(2) The tile flooring is cracked/damaged. This damage is considered cosmetic. I recommend repair as desired.



F. Item 4(Picture) Main entry

(3) The wood style flooring is damaged in areas. Repairs are needed. A qualified contractor should inspect and repair as needed.

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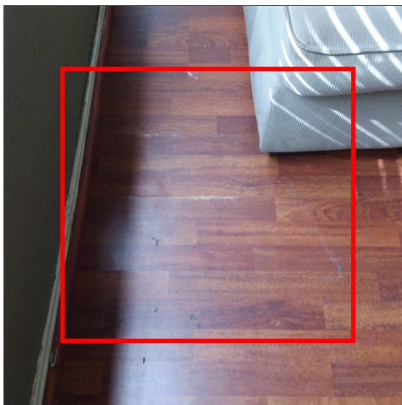
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F. Item 5(Picture) Downstairs bedroom entry



F. Item 6(Picture) Front right of living room



F. Item 7(Picture) Rear of living room



F. Item 8(Picture) Right side of living room

(4) The floor covering is missing in area's. This damage is considered cosmetic. A qualified person should repair or replace as needed.



F. Item 9(Picture) Lower level bedroom



F. Item 10(Picture) Upstairs entry

(5) Signs of fungi growth are present on ceiling in areas. We did not inspect, test or determine if this growth is or is not a health hazard. The underlying cause is moisture or dampness. I recommend you contact a mold inspector or expert for investigation or correction if needed.

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F. Item 11(Picture) Right side of lower level bedroom

(6) Linoleum is stained around toilet indicating a leak did or still exists at the half bath. The moisture meter was used and it did not indicate an active leak. A qualified person should repair or replace as needed.



F. Item 12(Picture)

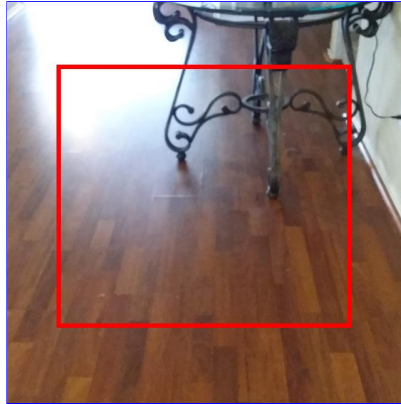
(7) The Wood covering is curling around edges and is not impervious to water at the in areas. This damage is considered cosmetic. A qualified person should repair or replace as needed.

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

I NI NP D



F. Item 13(Picture) Garage entry



F. Item 14(Picture) Right side of formal dining room



F. Item 15(Picture) Living room

(8) The wood style flooring was not installed according to standard workmanlike practices in areas. Repairs are needed. A qualified contractor should inspect and repair as needed.

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F. Item 16(Picture) Front of formal dining room

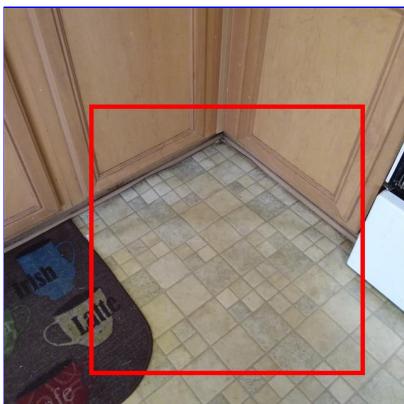


F. Item 17(Picture) Left rear bedroom entry



F. Item 18(Picture) Washer/dryer room entry

(9) The Linoleum is loose in area's. While this damage is cosmetic, it needs to be repaired. A qualified person should repair or replace as needed.



F. Item 19(Picture) Front right of kitchen



F. Item 20(Picture) Hall bath

(10) The concrete floor of garage is cracked in areas. These cracks do not appear significant and seem typical. I recommend a structural engineer inspect to determine the integrity of floor and repair as needed.

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F. Item 21(Picture)

(11) The Carpet is stained in areas. This damage is considered cosmetic. A qualified contractor should inspect and clean or replace as needed.



F. Item 22(Picture) Stairway

(12) The Drywall on the ceiling shows repair signs in areas. This damage is considered cosmetic. A qualified person should repair or replace as needed.



F. Item 23(Picture) Front of upstairs living room

(13) The Drywall on the ceiling reveals a water stain indicating a leak did or still exists in areas. Due to

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recent dry weather, I am unable to determine if the leak still exists. A qualified person should repair or replace as needed.



F. Item 24(Picture) Upstairs living room

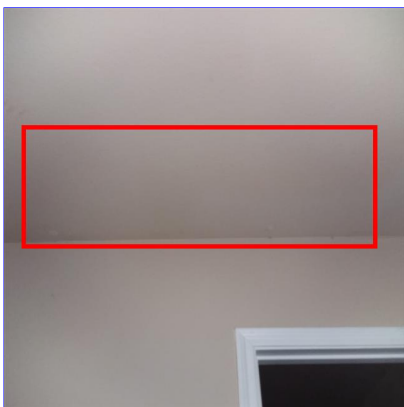


F. Item 25(Picture) Right of upstairs entry



F. Item 26(Picture) Right side of master bedroom closet

(14) The Drywall on the ceiling has some "nail pops," (cosmetic). While this damage is cosmetic, it needs to be repaired. A qualified contractor should inspect and repair as needed.



F. Item 27(Picture) Front right side of upstairs living room

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I NI NP D

(15) The Carpet is loose or baggy and not stretched for a tight installation at the Bedroom. While this damage is cosmetic, it needs to be repaired. A qualified person should repair or replace as needed.



F. Item 28(Picture) Left rear bedroom

(16) The Carpet is damaged at the Master Bedroom closet. While this damage is cosmetic, it needs to be repaired. A qualified person should repair or replace as needed.



F. Item 29(Picture)

(17) Sub floor is deteriorated at the hall bath. Repairs are needed. A qualified person should repair or replace as needed.

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F. Item 30(Picture)

(18) The Drywall on the ceiling is peeling as a result from water leak above downstairs Bedroom. The moisture meter was used and it did not indicate an active leak. A qualified person should repair or replace as needed.



F. Item 31(Picture)

(19) The Drywall on the ceiling reveals a water stain indicating a leak did or still exists in areas. The moisture meter was used and it did not indicate an active leak. A qualified person should repair or replace as needed.

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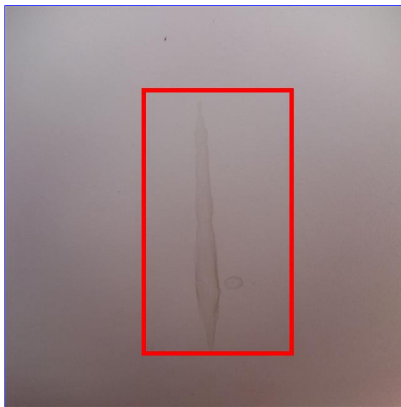
F. Item 32(Picture) Right side of downstairs bedroom



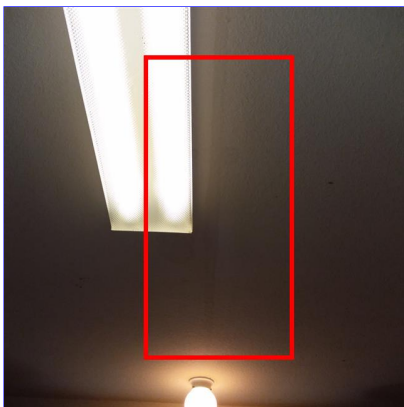
F. Item 33(Picture) Left side of downstairs bedroom



F. Item 34(Picture) Right side of formal dining room



F. Item 35(Picture) Rear of kitchen



F. Item 36(Picture) Front of kitchen

G. Doors (Interior and Exterior)

Comments:

(1) The garage door at the front of home is damaged at panel. This is cosmetic and for your information. A qualified person should repair or replace as needed.

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I NI NP D



G. Item 1(Picture)

(2) The main entry door weathered and needs prep and paint (exterior). Further deterioration may occur if not repaired. A qualified person should repair or replace as needed.

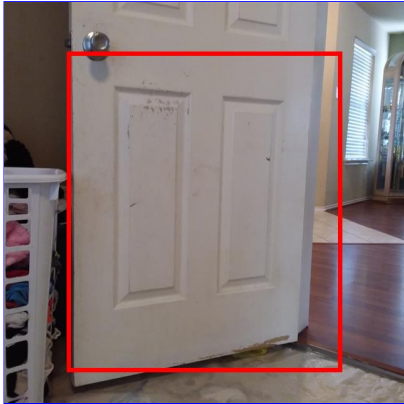


G. Item 2(Picture)

(3) The Entry door is damaged in areas. This is cosmetic and for your information. A qualified person should repair or replace as needed.

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I NI NP D



G. Item 3(Picture) Downstairs bedroom



G. Item 4(Picture) Downstairs bedroom



G. Item 5(Picture) Master bedroom

(4) The Closet door is damaged in areas. This is cosmetic and for your information. A qualified person should repair or replace as needed.

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G. Item 6(Picture) Main entry closet



G. Item 7(Picture) Right rear of formal dining room



G. Item 8(Picture) Upstairs front hall closet

(5) There are door stops missing in the home. This is not considered to be today's standard I recommend having a qualified person make repairs as needed.

(6) The interior garage door does not have the required self closing hinge. This is not considered to be today's standard. I recommend having a qualified person make repairs as needed.

(7) The garage was damaged by pet. This is cosmetic and for your information. A qualified person should repair or replace as needed.



G. Item 9(Picture)

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

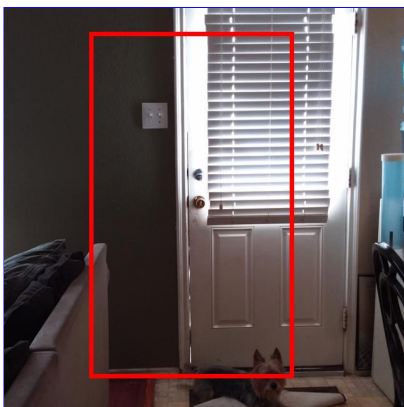
I NI NP D

(8) The Entry door shows areas of peeling paint in areas. This is cosmetic and for your information. A qualified person should repair or replace as needed.



G. Item 10(Picture)

(9) The rear of home reveals daylight when latched at areas missing weather-stripping. This can cause some heat loss in winter and loss of cool air in summer if not corrected. A qualified person should repair or replace as needed.



G. Item 11(Picture)

(10) The garage was damaged by pet. A repair or replacement is needed. A qualified person should repair or replace as needed.

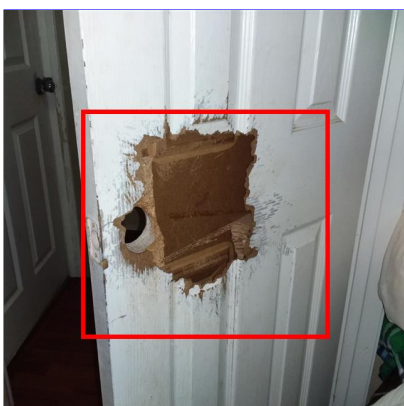
I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I NI NP D



G. Item 12(Picture)

(11) The Closet door is damaged upstairs hallway. A repair or replacement is needed. A qualified person should repair or replace as needed.



G. Item 13(Picture) Upstairs rear hall closet

(12) The Closet door missing knob hardware upstairs hallway. This is a small repair. A qualified person should repair or replace as needed.

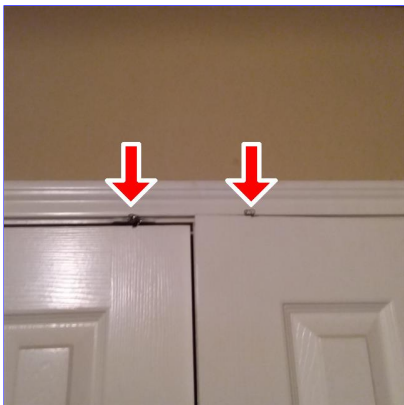


G. Item 14(Picture)

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

I NI NP D

(13) The Closet door missing strike hardware Bedroom. This is a small repair. A qualified person should repair or replace as needed.



G. Item 15(Picture) Front left bedroom

(14) The rear of home was damaged by pet. Further deterioration may occur if not repaired. A qualified person should repair or replace as needed.



G. Item 16(Picture)

(15) The rear of home deteriorated at bottom of jamb (s). Further deterioration may occur if not repaired. A qualified person should repair or replace as needed.

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

I NI NP D



G. Item 17(Picture)

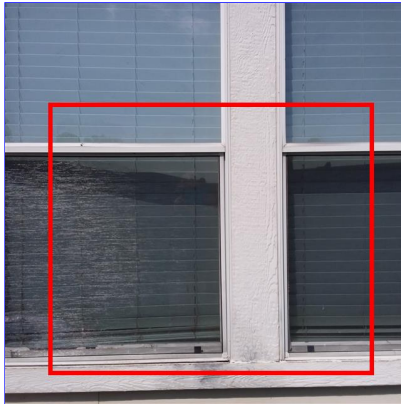
H. Windows

[Comments:](#)

(1) There are window frames that are not properly sealed. This can cause energy loss. I recommend having a qualified person seal and repair as needed,



H. Item 1(Picture) Right side of home



H. Item 2(Picture) Rear of home

(2) Windows have damaged or missing screens. This is not considered to be today's standards. I recommend having a qualified person make repairs as needed.

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

I	NI	NP	D
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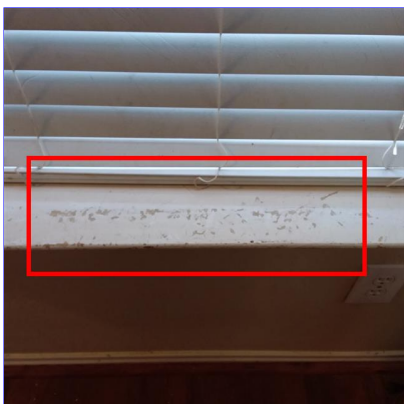


H. Item 3(Picture) Front of home



H. Item 4(Picture) Right rear of home

(3) Some windows have damaged sills in areas. This is a cosmetic issue for your information. A qualified person should repair or replace as needed.



H. Item 5(Picture) Front of formal dining room



H. Item 6(Picture) Front left side of formal dining room



H. Item 7(Picture) Left rear side of living room

(4) There is a cracked glass pane in window. I recommend having a qualified person make repairs as needed.

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

I NI NP D



H. Item 8(Picture) Right rear of living room

(5) Several windows show minor water spotting caused from condensation and caulking that is showing signs of deterioration. I recommend having a qualified person make repairs as needed.



H. Item 9(Picture) Right rear of living room



H. Item 10(Picture) Dining room

(6) The wood trim is peeling paint at most windows. Further deterioration may occur if not repaired. I recommend a qualified contractor inspect and repair as needed.



H. Item 11(Picture) Right rear of living room



H. Item 12(Picture) Kitchen

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

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

Comments:

J. Fireplaces and Chimneys

Chimney (exterior): N/A
Operable Fireplaces: None
Types of Fireplaces: None
Number of Woodstoves: None

Comments:

K. Porches, Balconies, Decks and Carports

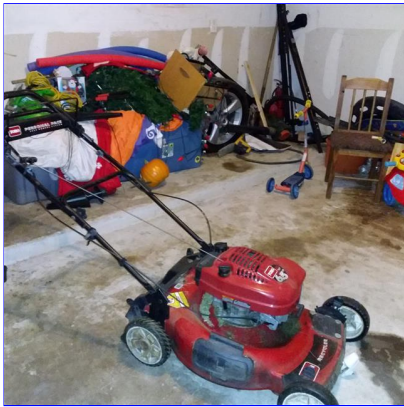
Comments:

The weight load capabilities are not part of this inspection.

L. Other

Comments:

Areas of the home have limited access due to furniture or occupants belongings. This is for your information.



L. Item 1(Picture)

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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

I NI NP D

II. ELECTRICAL SYSTEMS

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.



A. Service Entrance and Panels

Electrical Service Conductors: Below ground

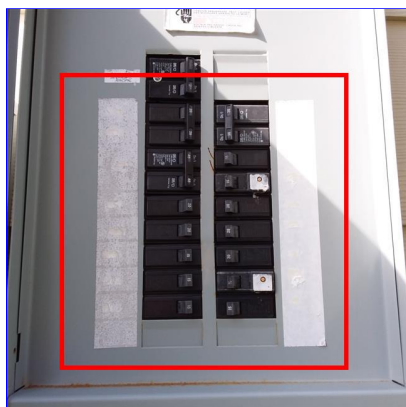
Panel Capacity: 125 AMP

Panel Type: Circuit breakers

Electric Panel Manufacturer: Cutler Hammer

Comments:

(1) The panel is missing circuit identification. **This is a safety hazard.** I recommend having a qualified person mark circuits as needed.



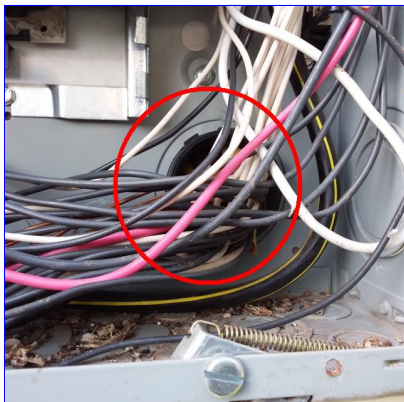
A. Item 1(Picture)

(2) The electrical panel has branch circuit wires bundled together that are entering the panel through one to two entry points. This is not considered today's standard. It is recommended that each sheathed wire

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

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enter the panel independently and be sealed for fire blocking purposes. I recommend having a qualified electrician evaluate and make repairs as needed.



A. Item 2(Picture)

(3) The grounding rod near meter is using improper clamp for grounding of main panel (solid brass clamp is recommended). This is not considered to be today's standard. I recommend having a qualified person replace with proper clamp to assure proper grounding.



A. Item 3(Picture)

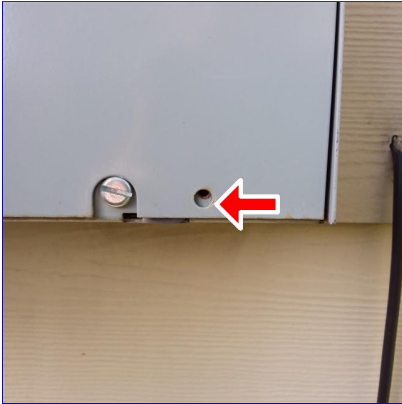


A. Item 4(Picture)

(4) The panel is missing cover screw(s). **This is a safety issue.** I recommend having a qualified person repair as needed.

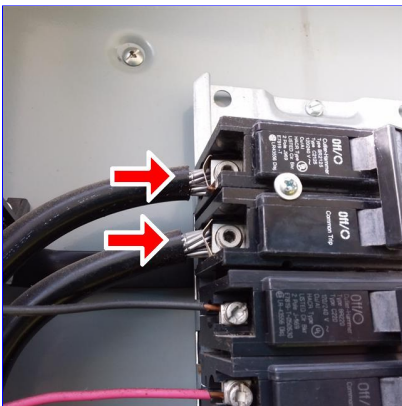
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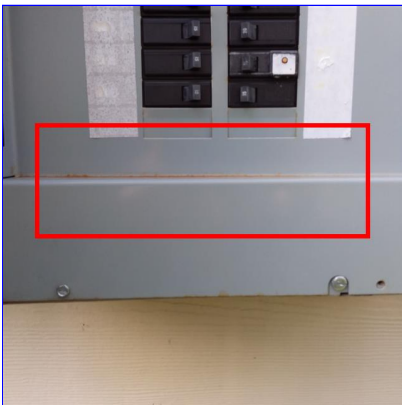
A. Item 5(Picture)

(5) There is no antioxidant on aluminum conductors feeding panel. This is not considered to be today's standard. I recommend having a qualified electrician evaluate make repairs as needed.



A. Item 6(Picture)

(6) The panel is showing deterioration and is not sealed properly. Electrical issues are considered a hazard until repaired. I recommend having a qualified person make repair or replace as needed,



A. Item 7(Picture)

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Romex

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

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Branch wire 15 and 20 amperage: Copper

Comments:

- (1) I recommend checking all smoke detectors for functionality and putting fresh batteries in each unit upon move in. It is recommend to have smoke detection in each bedroom, hallways and living area. (Carbon monoxide detection is recommended if home is equipped with gas fired appliances)
- (2) Did not trip exterior and garage outlets due to occupants belongings in garage. This is for your information.
- (3) Arc fault breakers are not in required areas of home at electrical panel. This is not considered today's standard. I recommend having a qualified electrician inspect and make repairs as needed.
- (4) The light fixture does not work (try bulb first). Electrical issues are considered a hazard until repaired. A qualified licensed electrical contractor should perform repairs that involve wiring.

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

I NI NP D



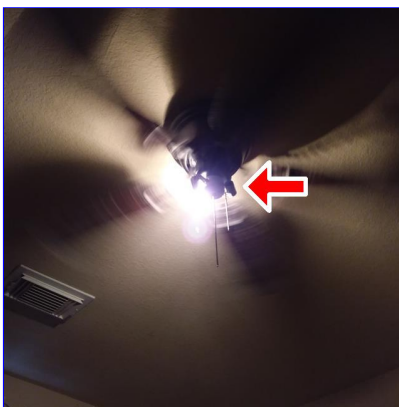
B. Item 1(Picture) 1/2 bath



B. Item 2(Picture) Living room



B. Item 3(Picture) Front left bedroom



B. Item 4(Picture) Left rear bedroom

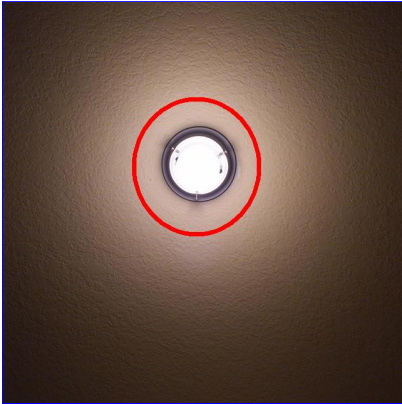


B. Item 5(Picture) Hall bath

(5) The light fixture is missing globe at the hallway. Electrical issues are considered a hazard until repaired. I recommend repair as needed.

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

I NI NP D

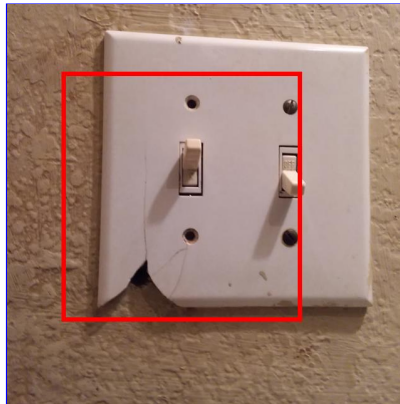


B. Item 6(Picture) Garage entry

(6) The wall switches have damaged "cover-plates" in area's. Electrical issues are considered a hazard until repaired. I recommend repair as needed.



B. Item 7(Picture) Garage entry



B. Item 8(Picture) Hall bath

(7) The light fixture is loose and hangs by its own cord and should not at the Half 1/2 Bath. Electrical issues are considered a hazard until repaired. A qualified licensed electrical contractor should perform repairs that involve wiring.



B. Item 9(Picture)

(8) "three-prong" outlets are loose in wall in most if not all rooms. Electrical issues are considered a hazard

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

I	NI	NP	D
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until repaired. I recommend repair as needed.

(9) The smoke detector has been disconnected intentionally at the lower level. Without a working smoke detector in your home you have no first alert to a possible fire. A qualified person should repair or replace as needed.



B. Item 10(Picture) Lower level stairway entry

(10) "three-prong" outlet is missing cover-plate in the living room. Electrical issues are considered a hazard until repaired. I recommend repair as needed.



B. Item 11(Picture) Right rear of living room

(11) The ceiling fan "wobbles" in most if not all rooms. Some fans that wobble cannot be corrected without replacement. A qualified licensed electrical contractor should perform repairs that involve wiring.

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

I NI NP D

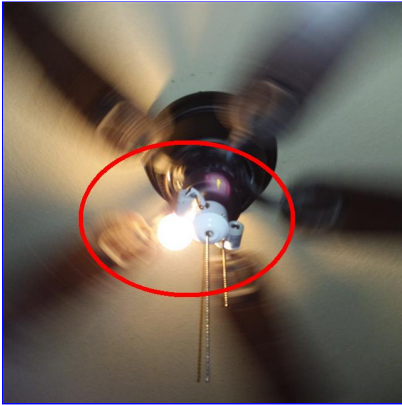


B. Item 12(Picture) Living room

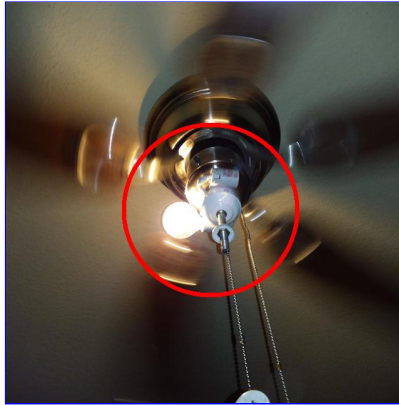


B. Item 13(Picture) Front left bedroom

(12) The light fixture is missing cover at the in areas. Electrical issues are considered a hazard until repaired. I recommend repair as needed.



B. Item 14(Picture) Left rear bedroom



B. Item 15(Picture) Front left bedroom

(13) "three-prong" outlet has broken or damaged cover-plate in the bedroom. Electrical issues are considered a hazard until repaired. I recommend repair as needed.



B. Item 16(Picture) Right side of front left bedroom

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

I	NI	NP	D
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(14) The smoke detector has been disconnected intentionally at the bedroom. Without a working smoke detector in your home you have no first alert to a possible fire. A qualified person should repair or replace as needed.



B. Item 17(Picture) Left rear bedroom

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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

I NI NP D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.



A. Heating Equipment

Type of Systems: Forced Air

Energy Sources: Gas

Heat System Brand: Carrier

Number of Heat Systems (excluding wood): One

Comments:

- (1) It is recommend to have heating systems serviced annually.
- (2) Unable to test. No key for thermostat cover.

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

I NI NP D



A. Item 1(Picture)

B. Cooling Equipment

Type of Systems: Air conditioner unit

Central Air Manufacturer: Carrier

Comments:

- (1) It is recommended to have HVAC systems serviced annually.
- (2) Unable to test. No key for thermostat cover.

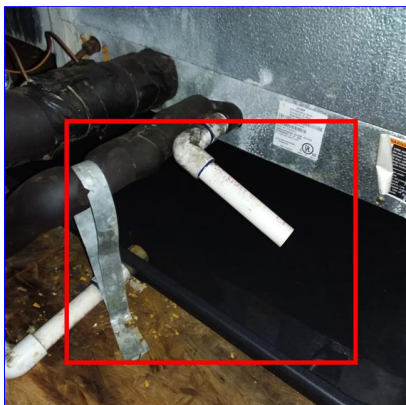


B. Item 1(Picture)

- (3) The Filter is dirty and needs replacing.
- (4) The water or overflow tray is full of water and is not working properly. Leaks can cause damage to unit or home. A licensed HVAC contractor should service or repair unit.

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

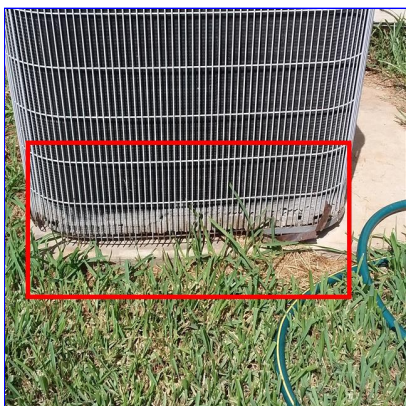
I NI NP D



B. Item 2(Picture)

(5) The condenser outside (AC unit) is very old and may last a few years more, but maybe not. I have seen units fail shortly after a home inspection during the seasonal change from mild to hot weather. I cannot determine how long your AC will last before a replacement is necessary.

(6) The cooling fins on compressor appear damaged and may no longer work properly. This can cause damage to the unit or shorten its life span. A licensed HVAC contractor should service or repair unit.



B. Item 3(Picture)

(7) The foam sleeve on suction line is missing foam sleeve in area(s). Missing foam on suction line can cause energy loss and condensation. I recommend service or repair as needed.



B. Item 4(Picture)

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

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

Ductwork: Insulated

Filter Type: Disposable

Filter Size: N/A

Comments:

(1) I recommend changing all HVAC filters upon move in.

(2) The supply register is loose in the dining room. This is for your information. I recommend service or repair as needed.



C. Item 1(Picture) Left side of formal dining room

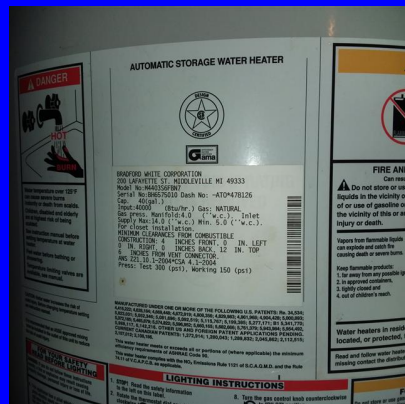
The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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

I NI NP D

IV. PLUMBING SYSTEM

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.



65 psi water pressure

A. Plumbing Supply Distribution Systems and Fixtures

- Location of water meter:** Street
- Location of main water supply valve:** Unknown (cannot locate)
- Static water pressure reading:** 65 psi
- Water Source:** Public
- Plumbing Water Supply (into home):** Not visible
- Plumbing Water Distribution (inside home):** CPVC
- Water Filters:** None

Comments:

(1) The outside water faucet drips when off at the right side of home. Repairs are needed. A qualified person should repair as necessary.

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

I NI NP D



A. Item 1(Picture)

(2) The outside water faucet has loose knob(s) at the right side of home. Repairs are needed. A qualified person should repair as necessary.



A. Item 2(Picture)

(3) The spray nozzle leaks at the kitchen sink. Repairs are needed. A qualified person should repair as necessary.



A. Item 3(Picture)

(4) The toilet is loose at floor at the master and hall bath. Repairs may involve re-setting the toilet on a new wax seal. I recommend a qualified licensed plumber repair or correct as needed.

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

I NI NP D

(5) The tub spout leaks at the master bath. Repairs are needed. A qualified person should repair as necessary.

B. Drains, Waste, and Vents

Washer Drain Size: 2" Diameter

Plumbing Waste: PVC

Comments:

(1) The waste line is leaking at the Kitchen sink. Repairs are needed to stop leaking water from damaging the cabinet bottom or to eliminate moisture that may contribute to fungi growth. A qualified licensed plumber should repair or correct as needed.



B. Item 1(Picture)

(2) Tub drain is slow or clogged at hall bath.

(3) Plumbing waste line plug is damaged or missing and no longer operates. A drain plug is being used instead at Hall Bath sink.



B. Item 2(Picture)

(4) Tub drain plug is damaged or missing and no longer operates. A drain plug is being used instead at hall bath.

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

I	NI	NP	D
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B. Item 3(Picture)

C. Water Heating Equipment

Energy Sources: Gas (quick recovery)
Capacity (Water Heater): 40 Gallon (1-2 people)
Water Heater Manufacturer: Bradford-White
Water Heater Location: Garage

Comments:

The water heater missing panel cover. This is a safety issue and should be repaired. A qualified person should repair as necessary.



C. Item 1(Picture)

D. Hydro-Massage Therapy Equipment

Comments:

E. Other

Comments:

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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

I NI NP D

V. APPLIANCES

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.



A. Dishwashers

Dishwasher Brand: Whirlpool

Comments:

Unable to test. Drawer stored in dishwasher

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

I NI NP D



A. Item 1(Picture)

B. Food Waste Disposers

Disposer Brand: Badger

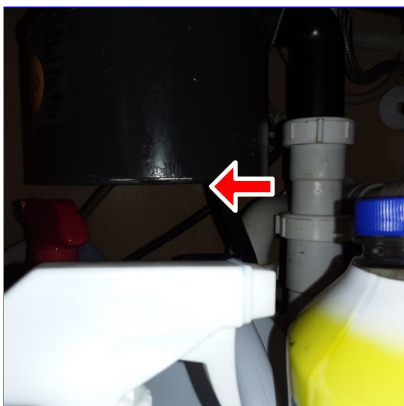
Comments:

(1) The food disposer is rusted inside at the blades. I recommend repair as needed.



B. Item 1(Picture)

(2) The food disposer wiring is missing a wire connector (anti-strain device). I recommend repair as needed.



B. Item 2(Picture)

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

I	NI	NP	D
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C. Range Hood and Exhaust Systems

Exhaust/Range hood: Vented

Comments:

(1) The grease filters are missing. I recommend repair or replace as needed.



C. Item 1(Picture)

(2) Tested and working properly at the time of inspection.

D. Ranges, Cooktops and Ovens

Range/Oven: Amana

Comments:

(1) The oven door for oven is damaged. I recommend repair as needed.

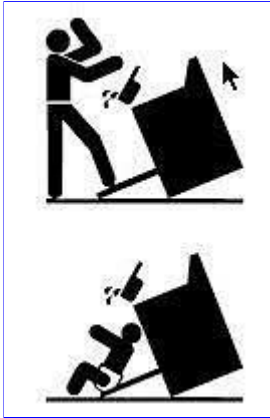


D. Item 1(Picture)

(2) The stove is installed without the recommended anti-tip device. This is a safety issue. I recommend having a qualified person make repairs as needed.

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

I NI NP D



D. Item 2(Picture) anti tip

(3) The front left burner for range would not ignite properly. I recommend repair as needed.



D. Item 3(Picture)

(4) The oven door handle for oven is loose. I recommend repair as needed.



D. Item 4(Picture)

(5) Tested and working properly at the time of inspection.

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

I NI NP D



D. Item 5(Picture) Oven tested at 350° (within the 25° differential)

E. Microwave Ovens

Built in Microwave: Samsung

Comments:

(1) The microwave needs cleaning or is stained in areas. I recommend repair as needed.



E. Item 1(Picture)

(2) Tested and working properly at the time of inspection.

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

Tested and working properly at the time of inspection.

G. Garage Door Operator(s)

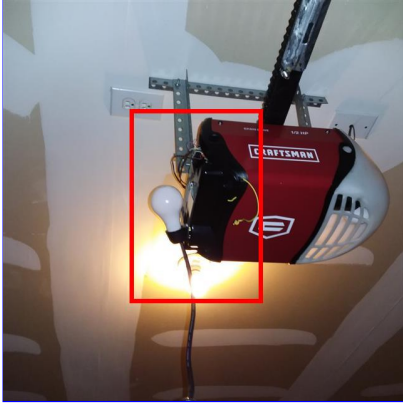
Comments:

(1) The automatic opener for at the front of home missing light cover. A repair or replacement is needed. A qualified person should repair or replace as needed.

(2) The garage door openers are in place but are not operational.

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

I NI NP D



G. Item 1(Picture)

H. Dryer Exhaust Systems

[Comments:](#)

I. Other

[Comments:](#)

(1) Laminated countertop is damaged . This is a cosmetic issue for your information. Recommend repair or replace as necessary.



I. Item 1(Picture) Right of sink

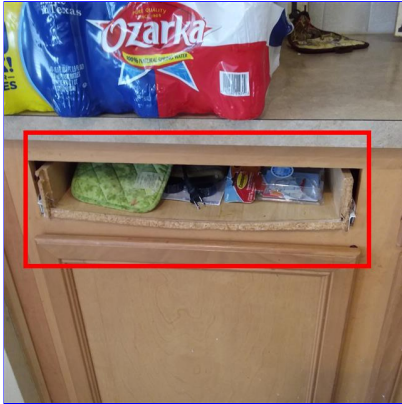


I. Item 2(Picture) Left of sink

(2) Drawer face is missing at some drawers. This is a cosmetic issue for your information. Recommend repair or replace as necessary.

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

I NI NP D



I. Item 3(Picture) Right rear side of kitchen



I. Item 4(Picture) Front of kitchen

(3) Drawer track is missing at some drawers. This is a cosmetic issue for your information. Recommend repair or replace as necessary.



I. Item 5(Picture) Front right side of kitchen



I. Item 6(Picture) Front right of kitchen

(4) Cabinet door (s) is loose at some cabinet doors. This is a cosmetic issue for your information. Recommend repair or replace as necessary.



I. Item 7(Picture) Front right of kitchen

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

I	NI	NP	D
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(5) Laminated countertop is swollen and beginning to blister under sink. This is a cosmetic issue for your information. Recommend repair or replace as necessary.



I. Item 8(Picture)

(6) Drawer face is loose under sink. This is a cosmetic issue for your information. Recommend repair or replace as necessary.



I. Item 9(Picture)

(7) Cabinet door (s) in master bath is peeling in areas. This is a cosmetic issue for your information. I recommend repair or replace as necessary.



I. Item 10(Picture)

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

I NI NP D

(8) Base cabinetry in hall bath is damaged. This is a cosmetic issue for your information. I recommend repair or replace as necessary.



I. Item 11(Picture)

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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

I NI NP D

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

[Comments:](#)

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

[Comments:](#)

(1) Any area with a pool or spa should be equipped with safety features: Fencing (minimum 4ft), Self closing/latching/lockable gates (latch 54 inches), Door alarms on any doors leading to pool area and Splash alarms. I recommend consulting your insurance provider and their recommendation and requirements.

(2) Our company does not inspect pool for leaks or seepage. Only components readily accessible are inspected.

C. Outbuildings

[Comments:](#)

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

[Comments:](#)

We only check wells for functionality and water pressure, water quality is not part of the scope of this inspection.

E. Private Sewage Disposal (Septic) System

[Comments:](#)

F. Other

[Comments:](#)

G. Outdoor Cooking Equipment

[Comments:](#)