

Inspection Report

Keith Jackson

Property Address:

2384 Sanddrift
Crystal Beach



2384 Sand Drift Ln.

Dave Smith Home Inspections

**Dave Smith #21613
409-499-6723**

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Date: 5/1/2018	Time: 10:00 AM	Report ID:
Property: 2384 Sanddrift Crystal Beach	Customer: Keith Jackson	Real Estate Professional: Casey Blume Swedes Realestate

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 (IN) = 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.

Deficient (D) = 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.

In Attendance:
Customer, Inspector

Type of building:
Single Family (1 story)

Approximate age of building:
Under 10 Years

Temperature:
Over 65 (F) = 18 (C)

Weather:
Clear, Cloudy

Ground/Soil surface condition:
Dry

Rain in last 3 days:
No

I. Structural Systems

	I	NI	NP	D	<u>Styles & Materials</u>
A. Foundations	•				Types of Roof Covering: Architectural Viewed roof covering from: Ground Binoculars Roof-Type: Hip Method used to observe attic: From entry Attic info: Attic access Pull Down stairs Light in attic No Storage Approximate Average Depth of Insulation: 12 inches Sky Light(s): None Chimney (exterior): N/A Siding Material: Vinyl Window Types: Storm windows Driveway: Concrete Operable Fireplaces: None
B. Grading and Drainage	•				
C. Roof Covering Materials	•				
D. Roof Structures and Attics	•				
E. Walls (Interior and Exterior)	•				
F. Ceilings and Floors	•				
G. Doors (Interior and Exterior)	•				
H. Windows	•				
I. Stairways (Interior and Exterior)	•				
J. Fireplaces and Chimneys			•		
K. Porches, Balconies, Decks and Carports	•				
L. Other	•				

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

D. Attic



D. Item 1(Picture) Attic

II. Electrical Systems

	I	NI	NP	D
A. Service Entrance and Panels	●			
B. Branch Circuits, Connected Devices and Fixtures	●			

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

Styles & Materials

Electrical Service

Conductors:

Overhead service

Panel Capacity:

200 AMP

Panel Type:

Circuit breakers

Type of wiring:

Copper

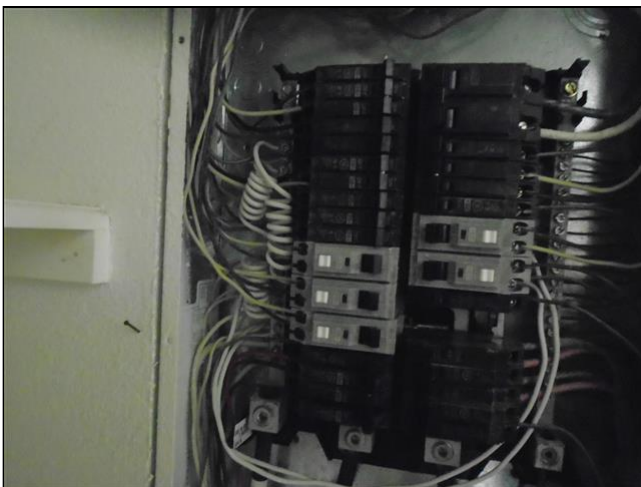
Wiring Methods:

Romex

A. Main Breaker



A. Item 1(Picture) Main Breaker



A. Item 2(Picture) Panel inside pantry

- B.** The smoke detector should be tested at common hallway to bedrooms upon moving in to home.

III. Heating, Ventilation and Air Conditioning Systems

	I	NI	NP	D
A. Heating Equipment	●			
B. Cooling Equipment	●			
C. Duct Systems, Chases and Vents	●			

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

I NI NP D
I NI NP D

Styles & Materials

Type of Systems (Heating):

Heat Pump Forced Air (also provides cool air)

Energy Sources:

Electric

Number of Heat Systems (excluding wood):

One

Ductwork:

Insulated

Type of Systems (Cooling):

Air conditioner unit

Cooling

Equipment Energy Source:

Electricity

Number of AC

Only Units:

One

A. Heating unit not tested if temperature is over 65.



A. Item 1(Picture) Heating Unit

IV. Plumbing System

	I	NI	NP	D
A. Plumbing Supply, Distribution System and Fixtures				●
B. Drains, Waste and Vents	●			
C. Water Heating Equipment	●			
D. Hydro-Massage Therapy Equipment			●	
E. Other	●			

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I NI NP D Styles & Materials

Water Source:

Public

Plumbing Water

Supply (into home):

PVC

Plumbing Water Distribution

(inside home):

PVC

Washer Drain

Size:

2" Diameter

Plumbing Waste:

PVC

Water Heater

energy sources:

Electric

Water Heater

Capacity:

40 Gallon (1-2 people)

Water Heater

Location:

Main Floor

WH Manufacturer:

WHIRLPOOL

Location of water

meter:

at street

Location of main

water supply

valve:

at street

Static water

pressure reading:

65 psi

Plumbing Waste:

Septic System

A. toilet loose in #1 and #2 bathrooms.

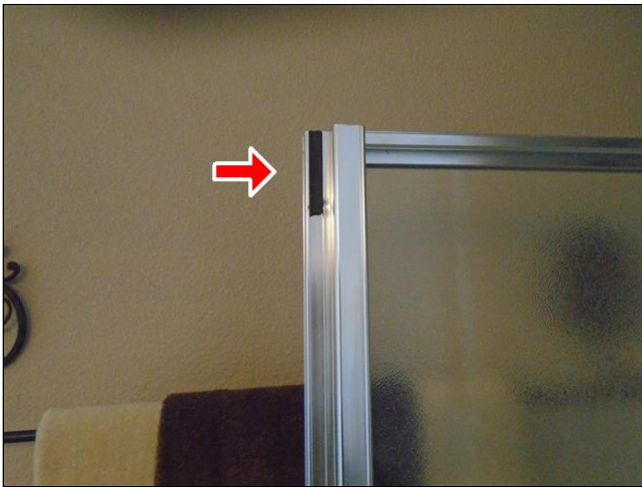
Seal magnet missing on master shower door.



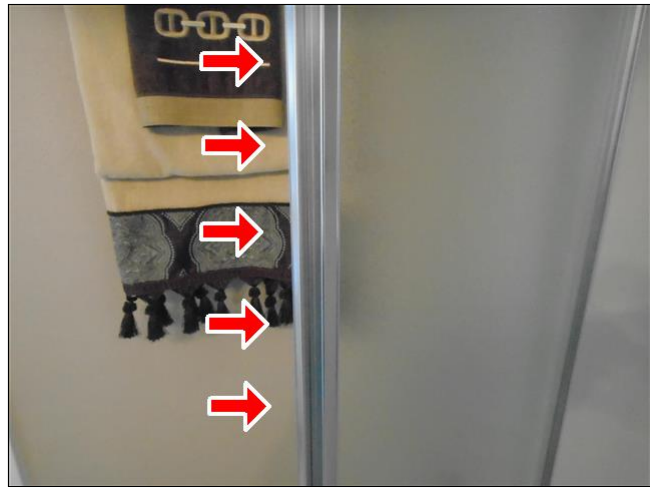
A. Item 1(Picture) #1



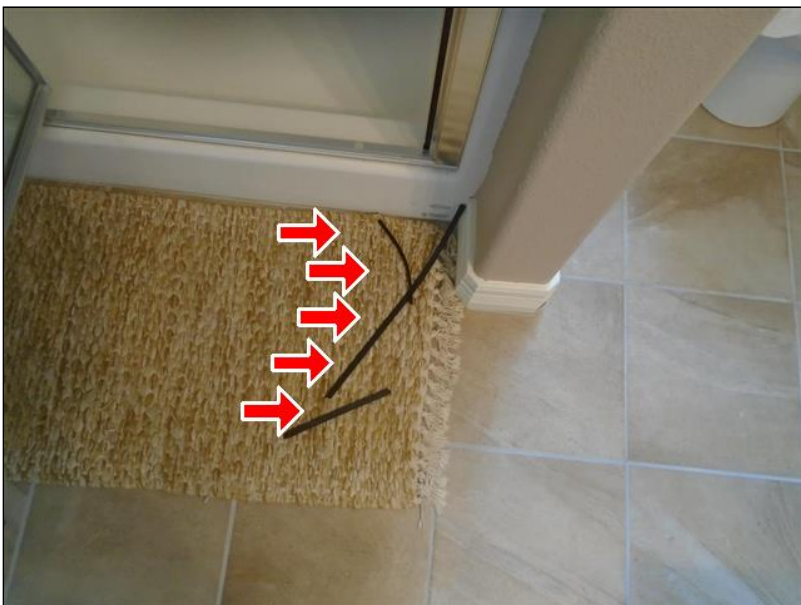
A. Item 2(Picture) #2



A. Item 3(Picture)



A. Item 4(Picture) Missing magnet seal



A. Item 5(Picture) Magnet



A. Item 6(Picture) No back flow preventer

C. The water heater was functioning properly at time of inspection.



C. Item 1(Picture) Water Heater

V. Appliances

	I	NI	NP	D
A. Dishwasher	•			
B. Food Waste Disposers			•	
C. Range Hood and Exhaust System	•			
D. Ranges, Cooktops and Ovens	•			
E. Microwave Ovens		•		
F. Mechanical Exhaust Vents and bathroom Heaters	•			
G. Garage Door Operator(s)			•	
H. Dryer Exhaust System	•			
I. Other	•			

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I NI NP D

C. Appliance was functional at time of inspection.



C. Item 1(Picture) Range Hood

D. Appliance was functional at time of inspection.



D. Item 1(Picture) Cook Top



D. Item 2(Picture) Range

General Summary

Dave Smith Home Inspections

409-499-6723

Customer

Keith Jackson

Address

2384 Sanddrift
Crystal Beach

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

IV. Plumbing System

A. Plumbing Supply, Distribution System and Fixtures

Deficient

toilet loose in #1 and #2 bathrooms.

Seal magnet missing on master shower door.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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INVOICE

Dave Smith Home Inspections
 409-499-6723
 Inspected By: Dave Smith #21613

Inspection Date: 5/1/2018
 Report ID:

Customer Info:	Inspection Property:
Keith Jackson	2384 Sanddrift Crystal Beach
Customer's Real Estate Professional: Casey Blume Swedes Realestate	

Inspection Fee:

Service	Price	Amount	Sub-Total
Heated Sq Ft 1001 - 2000	300.00	1	300.00
			Tax \$0.00
			Total Price \$300.00

Payment Method: Check

Payment Status: Paid

Note: