



Inspection Report

Cameron Gaines

Property Address:
1101 GROSS ST
HOUSTON TX 77019



Hilsher Group LLC

Jon Rabun Texas Professional Home Inspector
2020 N Loop W #106
Houston, TX 77018

TREC License #23539

PROPERTY INSPECTION REPORT

Prepared For: Cameron Gaines

(Name of Client)

Concerning: 1101 GROSS ST, HOUSTON, TX 77019

(Address or Other Identification of Inspected Property)

By: Jon Rabun TREC License #23539 / Hilsher Group LLC 1/28/2020

(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:

Vacant (inspector only)

Type of building:

Single Family (2 story)

Style of Home:

Traditional, Town home

Approximate age of building:

Over 10 Years

Home Faces:

West

Temperature:

Below 65 (F) = 18 (C)

Weather:

Heavy Rain

Ground/Soil surface condition:

Wet

Rain in last 3 days:

No

Comments: Warranty Inspection

Referral: Home Advisor

Rooms:

Utilities On: None

People Present at Inspection: Inspector

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.



Attic insulation blown



Attic framing rafters and decking



Roof surface is Architectural Shingles (30 year)



Roof surface is Architectural shingles

A. Foundations

Type of Foundation (s): Poured concrete

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. (Note: Slab appears to be performing as expected)

(2) There is vegetation obstructing clear visibility of foundation. This limits full inspection of foundation condition and can create conducive condition for certain types of wood destroying insects. I recommend removing vegetation and having a qualified person inspect foundation wall and pest control company inspect and treat as needed.

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A. Item 1(Picture) Right side front of home at entry

B. Grading and Drainage

Comments:

No issues

C. Roof Covering Materials

Types of Roof Covering: Architectural

Viewed from: Ladder, Binoculars

Extra Info: Drone

Roof Ventilation: Ridge vents, Soffit Vents

Comments:

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

(2) The roofing surface has exposed nail heads that are showing signs of deterioration. Further deterioration will occur if not corrected. I recommend having a qualified person repair or replace as needed,



C. Item 1(Picture) First level roof system at rear

(3) The roof covering is damaged in areas. These areas may need replacement and or periodic maintenance. A qualified roofing contractor should inspect and repair as needed.

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C. Item 2(Picture) Heavily damaged hip ridge shingles at rear lower level.

(4) The flashing is loose and needs repair. I recommend having a qualified person make repairs as needed.



C. Item 3(Picture) Rear lower roofing system



C. Item 4(Picture)



C. Item 5(Picture)

(5) 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 6(Picture)

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: 12 inches

Approximate Average Thickness of Vertical Insulation: less than 6 inches

Attic info: Pull Down stairs

Comments:

Found no issues

E. Walls (Interior and Exterior)

Wall Structure: 2 X 4 Wood

Comments:

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

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E. Item 1(Picture) Areas at some window sill trim, need fresh caulk



E. Item 2(Picture) First landing past kitchen



E. Item 3(Picture)

(2) The tile surround at the bath wall is deteriorated and needs repair or replacement. The wall board and framing may need repair (not visible). I recommend repair or replace using a qualified contractor.



E. Item 4(Picture) Master shower



E. Item 5(Picture) At master tub corners

(3) The Cement board rear of home at lower patio, has a doggie installed. This is for your information.

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E. Item 6(Picture)

(4) The exterior siding and trim is deteriorated in areas. Further deterioration will occur if not corrected. A qualified contractor should inspect and repair as needed.

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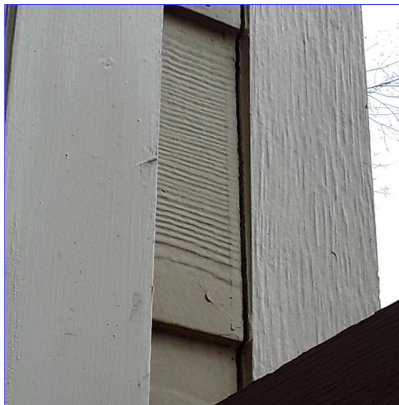
E. Item 7(Picture) Left side siding and areas around home need the caulk at joints. to prevent moisture from penetrating wall system.



E. Item 8(Picture) Left side of home



E. Item 9(Picture) Damaged siding at left side, lower level



E. Item 10(Picture) Left side towards rear, needs fresh caulk at corner board trim.



E. Item 11(Picture) Damaged siding at left side

F. Ceilings and Floors

Ceiling Structure: 2X8

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Comments:

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



F. Item 1(Picture) Chipped tile at upper first level balcony

G. Doors (Interior and Exterior)

Comments:

(1) 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.



G. Item 1(Picture) Should be self closing hinge

(2) The door does not operate properly and needs adjustment . A repair or replacement is needed. A qualified person should repair or replace as needed.

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G. Item 2(Picture) Is hard to open

H. Windows

Comments:

- (1) Windows have damaged or missing screens at most window locations This is not considered to be today's standards. I recommend having a qualified person make repairs as needed.
- (2) Several windows difficult to operate in areas. This is a maintenance issue and is for your information. A qualified contractor should inspect and repair as needed. (Note: Multiple areas on multiple floors)



H. Item 1(Picture) Second floor windows



H. Item 2(Picture) At second level living area

- (3) 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,

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H. Item 3(Picture) Window at back upper balcony by kitchen

I. Stairways (Interior and Exterior)

Comments:

Found no issues.

J. Fireplaces and Chimneys

Operable Fireplaces: One

Types of Fireplaces: Conventional

Comments:

Tested and working properly at the time of inspection.



J. Item 1(Picture)

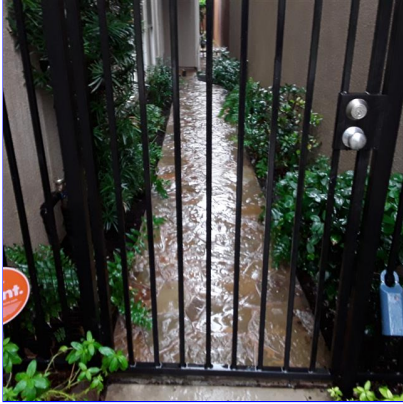
K. Porches, Balconies, Decks and Carports

Comments:

(1) The weight load capabilities are not part of this inspection.

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I NI NP D



K. Item 1(Picture) Front walk/
porch

(2) Decking is showing signs of deterioration in several areas. I recommend having a qualified contractor repair or replace as needed.



K. Item 2(Picture) First level deck,
front living area needs fresh caulk
at the exterior to wall, to keep
moisture out of the wall system

L. Other

Comments:

The concrete drive at the front of home has settlement cracks. Further deterioration can occur if not repaired. A qualified contractor should inspect and repair as needed A qualified contractor should inspect and repair as needed A qualified person should repair or replace as needed A qualified contractor should inspect and repair as needed.

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L. Item 1(Picture) Driveway at garage door

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.

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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.



Electrical meter with underground service at right entry

A. Service Entrance and Panels

Electrical Service Conductors: Below ground

Panel Capacity: 200 AMP

Panel Type: Circuit breakers

Electric Panel Manufacturer: Cutler Hammer

Comments:

(1) There is an electrical system for the elevator service, located in the closet right of elevator on third level. This is not in our scope. Not inspected.



A. Item 1(Picture)

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(2) 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 2(Picture)

B. Branch Circuits, Connected Devices, and Fixtures

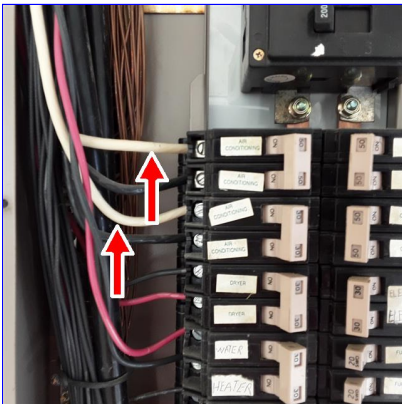
Type of Wiring: Romex

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) Problem(s) discovered with Branch Circuits such as amateur wiring installation, and any other problems that an electrical contractor may discover while performing repairs need correcting. I recommend a licensed electrical contractor inspect further and correct as needed.



B. Item 1(Picture) White neutrals been used as hot lead. Needs to be marked as such.

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.

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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

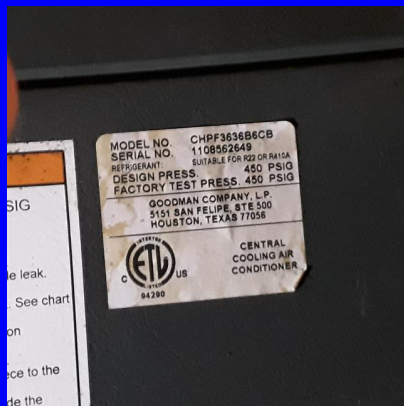
The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution 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.



Armana furnace unit 1 -
manufactured date unknown



Armana unit 2 - manufactured date
2011



Unit 2 data plate



Armana HVAC unit 1 -
manufactured in 2008

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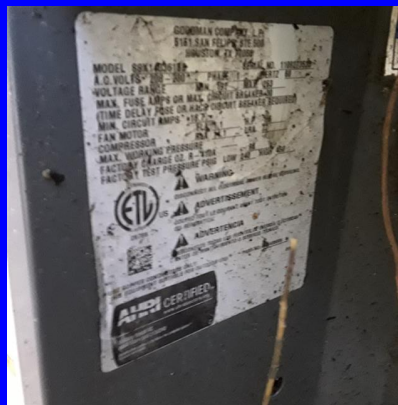
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Unit 1 data plate



Goodman HVAC unit 2 -
manufactured in 2011



Unit 2 data plate

A. Heating Equipment

Type of Systems: Heat Pump Forced Air (also provides cool air)

Energy Sources: Gas

Heat System Brand: Amana

Number of Heat Systems (excluding wood): Two

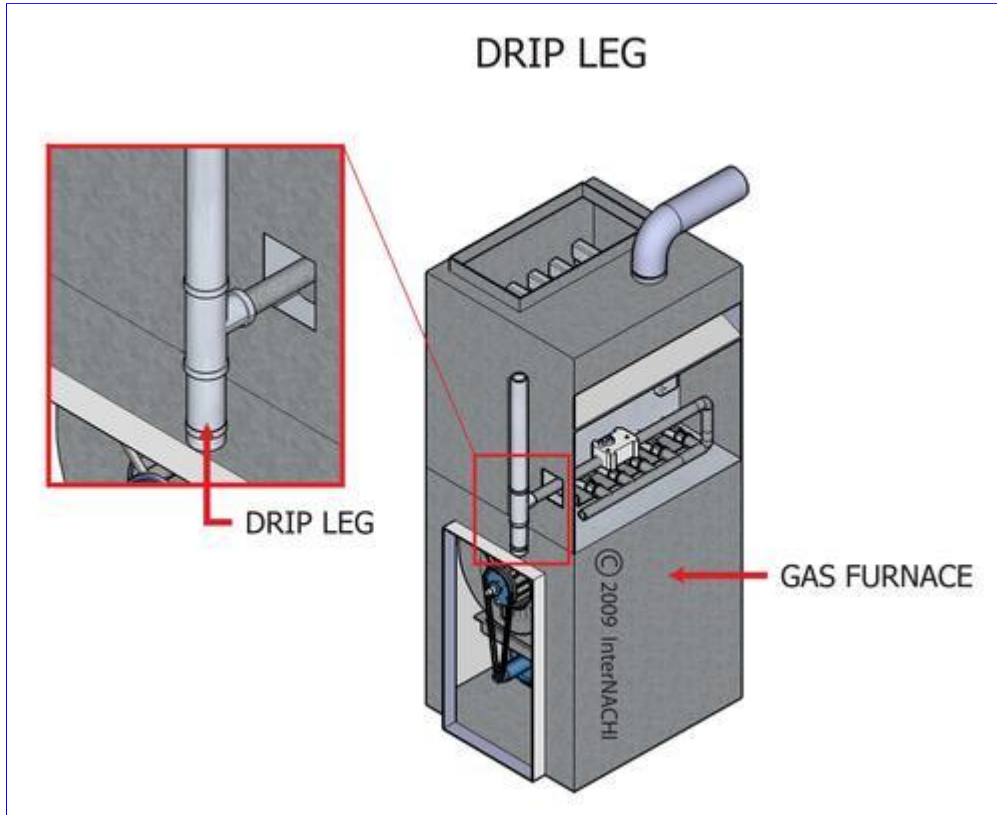
Comments:

(1) It is recommend to have heating systems serviced annually.

(2) The gas furnace is installed without the recommended sediment trap or "drip leg" that is designed to extend the life of the unit. This is not considered to be today's standard. I recommend having a qualified person make repairs as needed.

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A. Item 1(Picture) dripleg

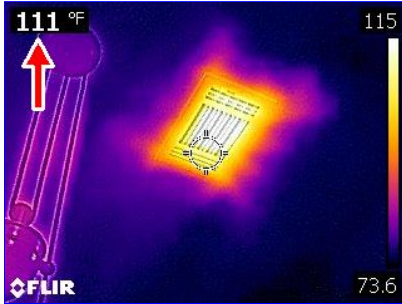


A. Item 2(Picture)

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

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A. Item 3(Picture) Heater was working

B. Cooling Equipment

Type of Systems: Air conditioner unit

Central Air Manufacturer: Amana

Comments:

(1) It is recommended to have HVAC systems serviced annually.

(2) The A/C was not tested for proper operation due to the outside air temperature is 65 degrees or less.

We did not inspect this unit(s).

C. Duct Systems, Chases, and Vents

Ductwork: Insulated

Filter Type: Disposable

Filter Size: N/A

Comments:

I recommend changing all HVAC filters upon move in.

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.

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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.

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Water pressure to home is 50 PSI



Main sewer clean out located at front drive



Rheem 50 gallon unit (47 gal.)



Main water shut-off valve located at garage



Water meter located at front

A. Plumbing Supply Distribution Systems and Fixtures

Location of water meter: Front

Location of main water supply valve: Front

Static water pressure reading: 50 pounds/square inch

Water Source: Public

Plumbing Water Supply (into home): PVC

Plumbing Water Distribution (inside home): Copper

Water Filters: None

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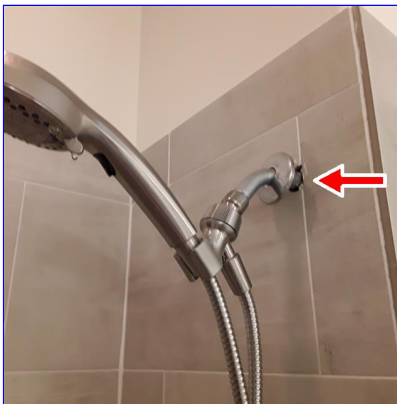
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Comments:

Tub/shower fixtures at multiple baths, are a little loose and need caulk/seal at base to wall mount, to prevent moisture from seeping into the wall. This needs repair. Recommend a qualified contractor to make repairs is necessary.



A. Item 1(Picture) Upper level rear bath



A. Item 2(Picture) Master shower head

B. Drains, Waste, and Vents

Washer Drain Size: 2" Diameter

Plumbing Waste: PVC

Comments:

Found no issues at the time of the inspection.

C. Water Heating Equipment

Energy Sources: Electric, Gas (quick recovery)

Capacity (Water Heater): 50 Gallon (2-3 people)

Water Heater Manufacturer: Rheem

Water Heater Location: Attic

Comments:

The emergency over flow drain pan for the unit is cluttered with debris.. I recommend cleaning.



C. Item 1(Picture) Water heater pan needs to be cleaned out.

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D. Hydro-Massage Therapy Equipment

Comments:

The Hydro-Massage Therapy equipment worked properly at time of inspection.



D. Item 1(Picture)

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.

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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.



Frigidaire microwave.



Whirlpool oven



Whirlpool dishwasher



Badger disposal



KitchenAid range



Liftmaster garage door opener

A. Dishwashers

Dishwasher Brand: Whirlpool

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Comments:

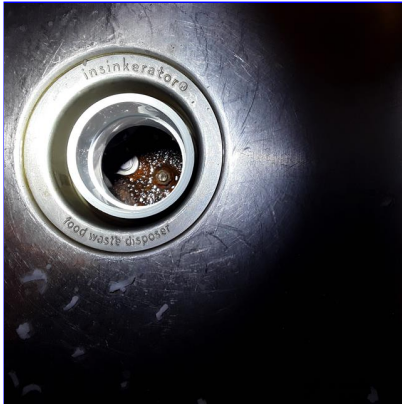
Tested and working properly at the time of inspection.

B. Food Waste Disposers

Disposer Brand: Badger

Comments:

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



B. Item 1(Picture)

C. Range Hood and Exhaust Systems

Exhaust/Range hood: Re-circulate, Frigidaire

Comments:

Tested and working properly at the time of inspection.

D. Ranges, Cooktops and Ovens

Range/Oven: Kitchen Aide, Whirlpool

Comments:

Tested and working properly at the time of inspection.



D. Item 1(Picture) Range working

E. Microwave Ovens

Built in Microwave: Frigidaire

Comments:

Tested and working properly at the time of inspection.

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

I	NI	NP	D
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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 garage door will reverse when met with resistance.
- (2) The sensors are in place for garage door(s) and will reverse the door.

H. Dryer Exhaust Systems

Comments:

Washer/dryer units were connected at the time of inspection, so I could not fully inspect the venting system.



H. Item 1(Picture)

I. Other

Comments:

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:](#)