



Inspection Report

Patrick Newton

Property Address:
27435 Whispering Maple Way
Spring Tx 77386



Hilsher Group LLC

Mark Little Texas Professional Home Inspector
27 Timberstar
The Woodlands, TX 77382

Trec License# 22669

PROPERTY INSPECTION REPORT

Prepared For: Patrick Newton

(Name of Client)

Concerning: 27435 Whispering Maple Way, Spring, Tx 77386

(Address or Other Identification of Inspected Property)

By: Mark Little Texas Professional Home Inspector / Hilsher Group LLC 6/30/2018

(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

Approximate age of building:

Over 10 Years

Home Faces:

North

Temperature:

Over 90 (F) = 32 (C)

Weather:

Clear

Ground/Soil surface condition:

Damp

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.



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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 foundation wall has visible cracking. I recommend having a foundation company or Structural Engineer further evaluate.

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A. Item 1(Picture) rear of home

B. Grading and Drainage

Comments:

The downspouts needs splash-blocks at the exterior areas.



B. Item 1(Picture) multiple areas of home

C. Roof Covering Materials

Types of Roof Covering: 3-Tab fiberglass

Viewed from: Walked roof, Binoculars

Roof Ventilation: Ridge vents, Soffit Vents

Comments:

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

(2) 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 1(Picture) left of home



C. Item 2(Picture) multiple areas



C. Item 3(Picture) multiple areas

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C. Item 4(Picture) left of roof



C. Item 5(Picture) left of home

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C. Item 6(Picture)



C. Item 7(Picture)

(3) The tree limbs that are in contact with roof or hanging near roof should be trimmed.



C. Item 8(Picture) front of home

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(4) The ridge shingles are showing excessive wear. I recommend having a qualified person make repair or replace as needed.



C. Item 9(Picture) front of roof



C. Item 10(Picture) front of roof



C. Item 11(Picture) front of home

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C. Item 12(Picture) rear of roof

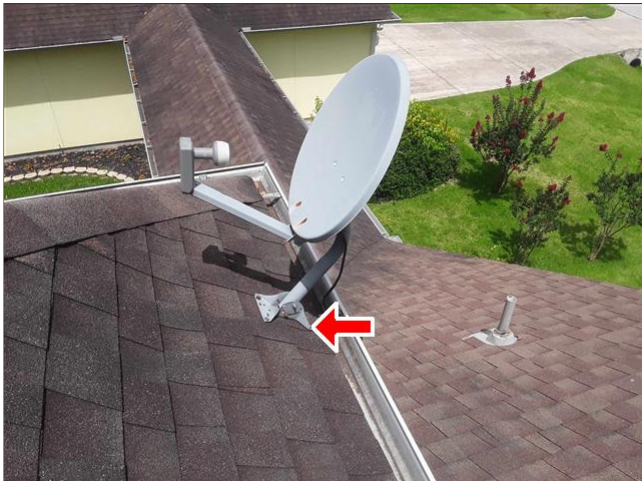


C. Item 13(Picture) rear of roof

(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 14(Picture) roof

(6) The plumbing vent flashings appear to have seals that are weathered and beginning to show signs of deterioration. I recommend having a qualified roof professional make repairs as needed,



C. Item 15(Picture) front of roof



C. Item 16(Picture) rear of home

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(7) The steep pitches in areas of the roof limited the inspection to areas that were safely accessible at the time of inspection.



C. Item 17(Picture) front of roof

D. Roof Structures and Attics

Method used to observe attic: From entry, Walked, Inaccessible

Viewed from: Attic

Roof Structure: Stick-built

Attic Insulation: Cellulose

Approximate Average Depth of Insulation: 10 inches

Approximate Average Thickness of Vertical Insulation: less than 6 inches

Attic info: Attic access, Scuttle hole, Pull Down stairs

Comments:

(1) Visible daylight in attic space. This is not considered today's standard. I recommend having a qualified contractor to inspect and make repairs as needed.



D. Item 1(Picture) attic

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

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(2) Insulation is in contact with chimney flu piping in attic. This is not considered today's standard. I recommend having a qualified contractor to inspect and make repairs as needed.



D. Item 2(Picture) attic

(3) Roof sheathing is damaged in areas of the attic. This is not considered today's standard. I recommend having a qualified contractor inspect and make repairs as needed.



D. Item 3(Picture) attic

(4) Inspected with limited access. This is for your information.

E. Walls (Interior and Exterior)

Wall Structure: Wood

Comments:

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

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E. Item 1(Picture) garage



E. Item 2(Picture) rear of home



E. Item 3(Picture) multiple areas rear of home

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E. Item 4(Picture) front of home



E. Item 5(Picture) multiple areas exterior of home

(2) The Stucco coating exterior in areas is damaged. Further deterioration can occur if not corrected. A qualified contractor should inspect and repair as needed. There is vegetation growth on exterior of the home. This can cause damage, contribute to premature deterioration and create conducive conditions for certain wood destroying insects. I recommend removal of vegetation and having a qualified pest control company inspect and treat as needed,

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E. Item 6(Picture) garage



E. Item 7(Picture) rear of home



E. Item 8(Picture) front of home

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deterioration and create conducive conditions for certain wood destroying insects. I recommend removal of vegetation and having a qualified pest control company inspect and treat as needed,



E. Item 9(Picture) multiple areas of home

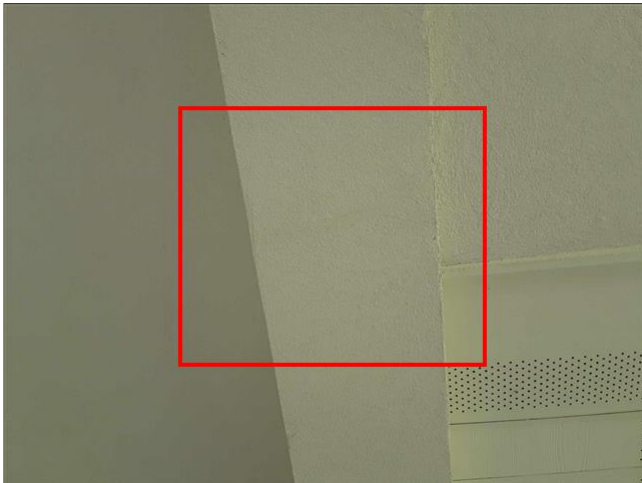


E. Item 10(Picture) front of home

(4) The Stucco coating exterior in areas has hairline cracks. Deterioration can eventually occur if not corrected. A qualified contractor should inspect and repair as needed.

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E. Item 11(Picture) rear of home



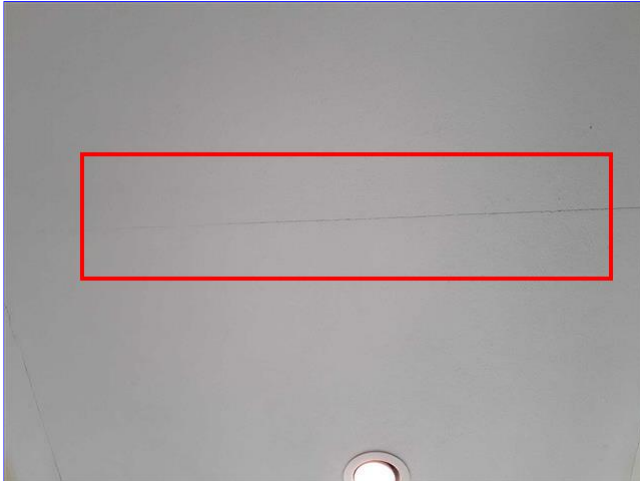
E. Item 12(Picture) rear of home



E. Item 13(Picture) front of home

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E. Item 14(Picture) front of home



E. Item 15(Picture) front of home

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E. Item 16(Picture) rear of home



E. Item 17(Picture) garage

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

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E. Item 18(Picture) front of home



E. Item 19(Picture) front of home

(6) 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.

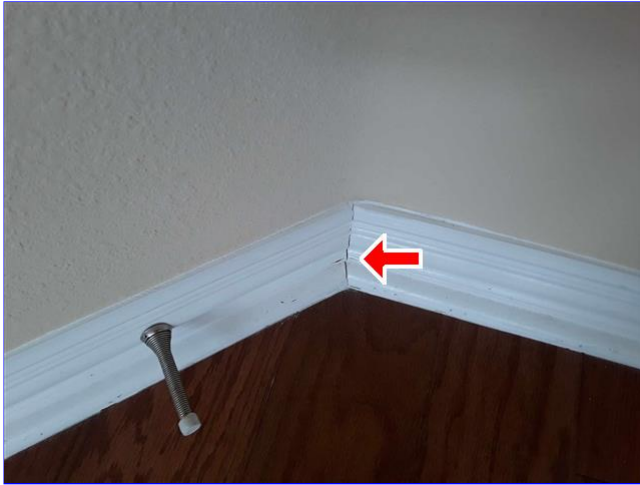


E. Item 20(Picture) front upstairs guest room

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(7) Baseboards have some separation and deterioration of caulking. I recommend having a qualified person make repairs of needed.



E. Item 21(Picture) upstairs guest room

(8) The drywall on the wall reveals tape lines and nail bed areas (cosmetic). While this damage is cosmetic, it needs to be repaired. A qualified person should repair or replace as needed.

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

I NI NP D



E. Item 22(Picture) upstairs guest room



E. Item 23(Picture) living room



E. Item 24(Picture) living room

(9) Baseboards in laundry area appear to show signs of deterioration. Further deterioration occur if not corrected. I recommend having a qualified contractor inspect and to make repairs as needed.

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E. Item 25(Picture) laundry

F. Ceilings and Floors

Floor Structure: Slab

Floor System Insulation: NONE

Ceiling Structure: 2X6

Comments:

(1) The concrete floor of garage is cracked in areas. Further settlement may occur. . A qualified contractor should inspect and make repairs as needed.



F. Item 1(Picture) garage

(2) The Sheetrock on the ceiling reveals a water stain indicating a leak did or still exists in areas. While this damage is cosmetic, it needs to be repaired. A qualified contractor should inspect and repair as needed.

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F. Item 2(Picture) living room

G. Doors (Interior and Exterior)

[Comments:](#)

H. Windows

[Comments:](#)

Several windows is damaged at handle or lock hardware in areas. Further deterioration may occur if not repaired. A qualified contractor should inspect and repair as needed.



H. Item 1(Picture) master bath

I. Stairways (Interior and Exterior)

[Comments:](#)

Handrails are missing at garage stairs. This is a safety issue. I recommend having a qualified contractor inspect and make repairs as needed.

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I NI NP D



I. Item 1(Picture) garage

J. Fireplaces and Chimneys

Chimney (exterior): Masonry Stucco

Operable Fireplaces: One

Types of Fireplaces: Gas/LP Log starter

Number of Woodstoves: None

Comments:

Gas log fireplace would not lite when tested. I recommend having sellers demonstrate.



J. Item 1(Picture) living room

K. Porches, Balconies, Decks and Carports

Comments:

The concrete floor on the covered porch at the rear of home cracked. Further deterioration can occur if not repaired. A qualified contractor should inspect and repair as needed.

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

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K. Item 1(Picture) rear of home

L. Other

[Comments:](#)

(1) Handrails are loose and not properly secure at rear of home. Signs of deterioration is also present. This is not considered todays standard. I recommend having a qualified contractor inspect and make repairs as needed.

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

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L. Item 1(Picture) rear of home



L. Item 2(Picture) rear of home



L. Item 3(Picture) rear of home

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

I NI NP D



L. Item 4(Picture) front of home



L. Item 5(Picture) front of home

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



L. Item 6(Picture) garage

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

I NI NP D

(3) Areas of the garage is not finished. This is for your information. I recommend having a qualified contractor inspect and make repairs as needed.



L. Item 7(Picture) multiple areas of garage

(4) Tile at outdoor kitchen is missing in areas. I recommend having a qualified person inspect and make repairs as needed.

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I NI NP D



L. Item 8(Picture) rear of home



L. Item 9(Picture) rear of home

(5) Areas of the home have caulking/grout missing in areas. I recommend having a qualified contractor inspect and make repairs as needed.

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

I NI NP D



L. Item 10(Picture) upstairs guest bath



L. Item 11(Picture) master



L. Item 12(Picture) master bath

(6) Cabinets and areas of the home chipped paint. I recommend having a contractor inspect and make repairs as needed.

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I NI NP D



L. Item 13(Picture) laundry

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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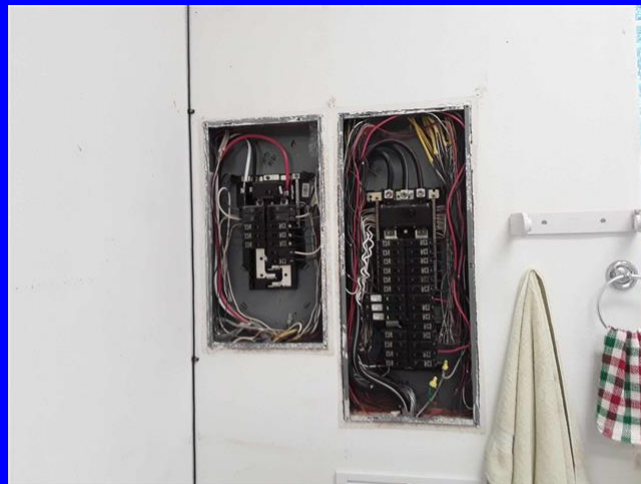
I NI NP D

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.



panel



A. Service Entrance and Panels

Electrical Service Conductors: Below ground

Panel Capacity: 200 AMP, 100 AMP

Panel Type: Circuit breakers

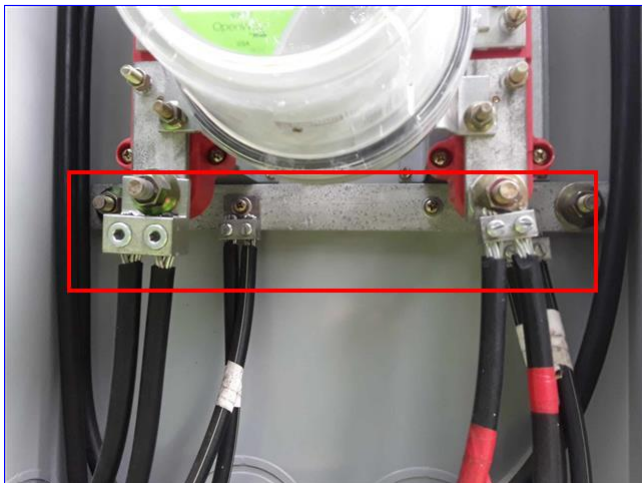
Electric Panel Manufacturer: Square D

Comments:

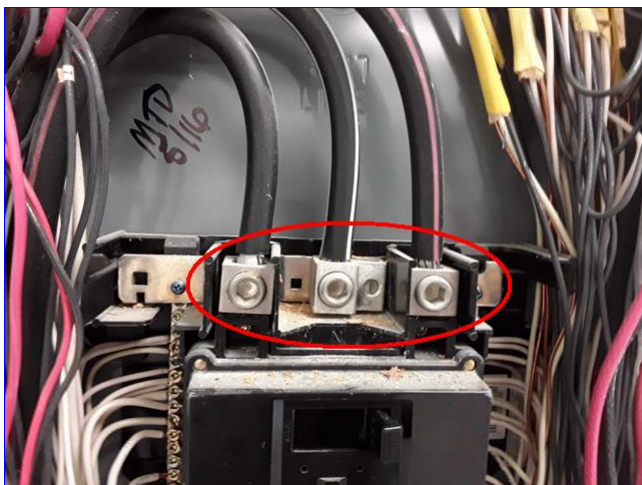
I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I NI NP D

(1) 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 1(Picture) panel

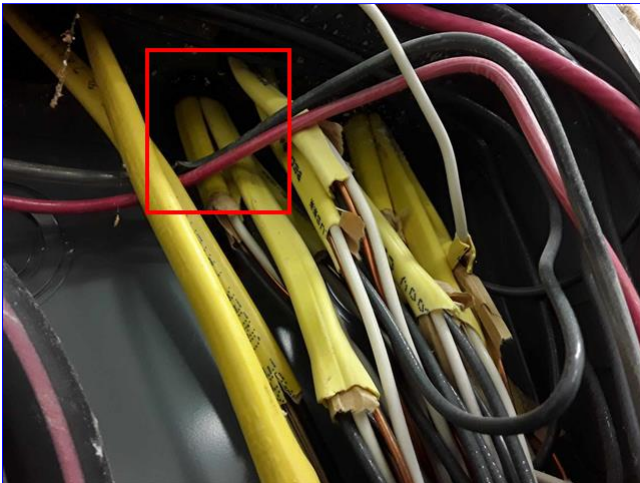


A. Item 2(Picture) both panels

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

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A. Item 3(Picture) panel



A. Item 4(Picture) panel

(3) The panel cover is using (sharp) improper screws. This is a safety hazard until corrected. I recommend having a qualified person make repairs as needed,

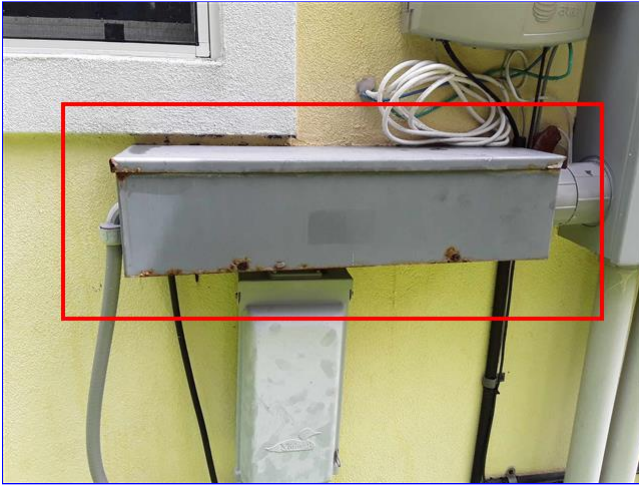


A. Item 5(Picture) panel

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(4) Electrical box had screen that were rusted and deteriorated. I could not open to inspect. This is for your information.



A. Item 6(Picture) garage

B. Branch Circuits, Connected Devices, and Fixtures

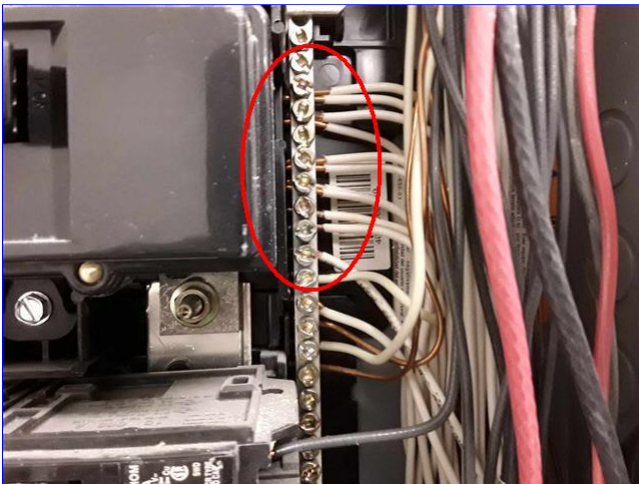
Type of Wiring: Romex

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, doubled wiring at neutral/grounding bar, 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.

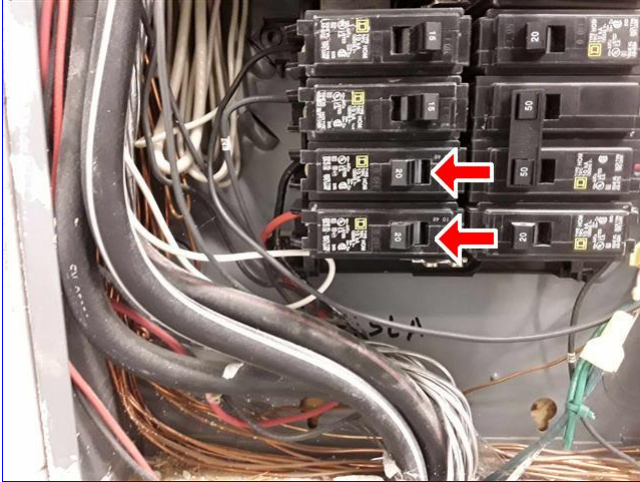


B. Item 1(Picture) panel

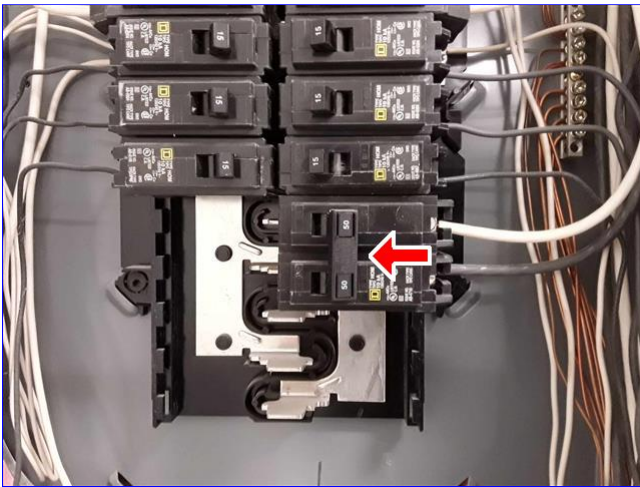
(3) Multiple breakers were off at the time of inspection and were not tested.

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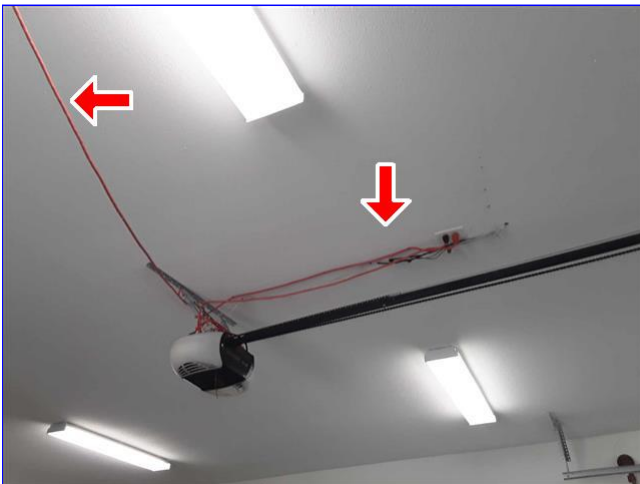


B. Item 2(Picture) panel



B. Item 3(Picture) panel

(4) There is an extension cord being used as permanent wiring, and needs to be properly wired or removed.



B. Item 4(Picture) garage

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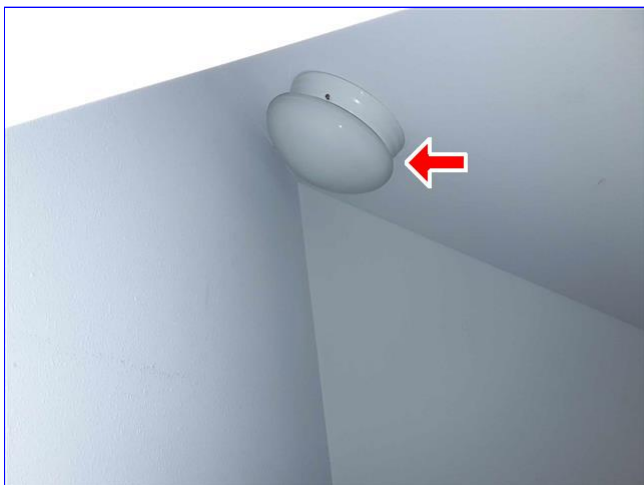
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(5) Several open splices needs placing inside a box with a cover-plate in the attic space. A qualified licensed electrical contractor should perform repairs that involve wiring.



B. Item 5(Picture) attic

(6) 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.



B. Item 6(Picture) under stairs

(7) There are no GFCI protected circuits in required area's. This is not considered to be today's standard. I recommend having a qualified electrician make repairs as needed.

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I NI NP D



B. Item 7(Picture) laundry

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.



ac 1



ac 1

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

I NI NP D



ac 2



ac 2

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

I NI NP D



ac 1



ac 2

A. Heating Equipment

Type of Systems: Forced Air

Energy Sources: Gas

Heat System Brand: Lennox

Number of Heat Systems (excluding wood): Two

Comments:

- (1) It is recommend to have heating systems serviced annually.
- (2) Tested and working properly at the time of inspection.

B. Cooling Equipment

Type of Systems: Air conditioner unit

Central Air Manufacturer: Lennox

Comments:

- (1) It is recommended to have HVAC systems serviced annually.
- (2) The condenser appear damaged and may no longer work properly. A more thorough inspection by a qualified contractor is needed. A qualified HVAC person should inspect further and repair or replace as needed.

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

I NI NP D



B. Item 1(Picture) left of home



B. Item 2(Picture) ac 2

(3) The ambient air test was performed by using thermometers on the air handler of both Air conditioners to determine if the difference in temperatures of the supply and return air are between 14 degrees and 22 degrees which indicates that the unit is cooling as intended. The supply air temperature on your system read 62 degrees, and the return air temperature was 76 degrees. This indicates the range in temperature drop is normal.

C. Duct Systems, Chases, and Vents

Ductwork: Insulated

Filter Type: Disposable

Filter Size: Cut to fit

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.

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.



garage



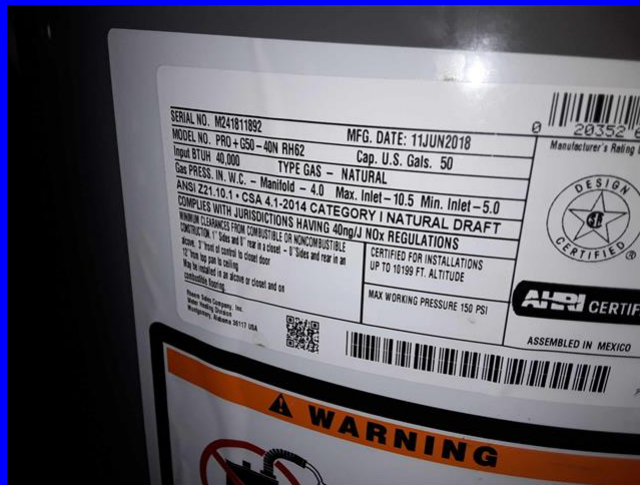
WH 1

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

I NI NP D



WH 2



Wh 1



WH 2

A. Plumbing Supply Distribution Systems and Fixtures

Location of water meter: Street

Location of main water supply valve: Back

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

I NI NP D

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) No hot water at garage sink. This is for your information. I recommend having a plumber inspect and make repairs as needed.

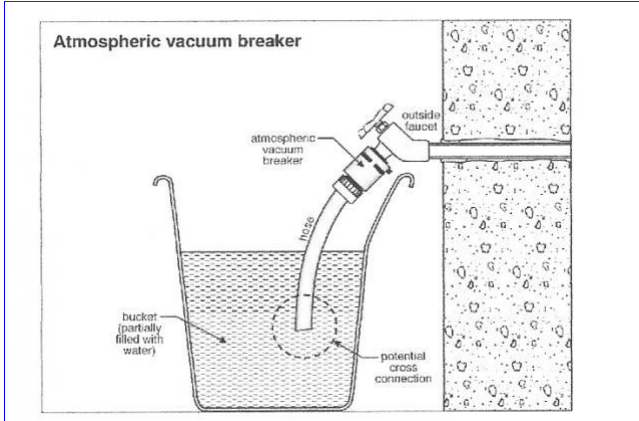


A. Item 1(Picture) garafe

(2) There is no Anti Siphon device installed on exterior faucet(s). This is not considered to be today's standard. I recommend having a qualified person make repairs as needed.

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

I NI NP D



A. Item 2(Picture)



A. Item 3(Picture) all exterior outlets

(3) Water pressure is low at upstairs guest bath sink. I recommend having a qualified plumber inspect and make repairs as needed.



A. Item 4(Picture) upstairs guest bath

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

I	NI	NP	D
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B. Drains, Waste, and Vents

Washer Drain Size: 2" Diameter

Plumbing Waste: PVC

Comments:

C. Water Heating Equipment

Energy Sources: Gas (quick recovery)

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

Extra Info: 2-50 gal

Water Heater Manufacturer: Rheem

Water Heater Location: Attic

Comments:

D. Hydro-Massage Therapy Equipment

Comments:

(1) The jetted tub is missing access panel. I recommend adding access panel.



D. Item 1(Picture) master

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



D. Item 2(Picture) master

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

I	NI	NP	D
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E. Other

Comments:

(1) Bonding/grounding wire not present at time of inspection. I recommend having the proper authorities to inspect and make repairs as needed.



E. Item 1(Picture) left of home

(2) Toilet lid is loose at half bath downstairs. I recommend having a qualified person replace and inspect and as needed.



E. Item 2(Picture) half bath

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.



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

I NI NP D



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

I NI NP D



kitchen

A. Dishwashers

Dishwasher Brand: Kitchenaide

Comments:

Tested and working properly at the time of inspection.

B. Food Waste Disposers

Disposer Brand: Badger

Comments:

Tested and working properly at the time of inspection.

C. Range Hood and Exhaust Systems

Exhaust/Range hood: Vented

Comments:

The range hood fan noisy or vibrates. I recommend repair or replace as needed.

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

I NI NP D



C. Item 1(Picture) kitchen

D. Ranges, Cooktops and Ovens

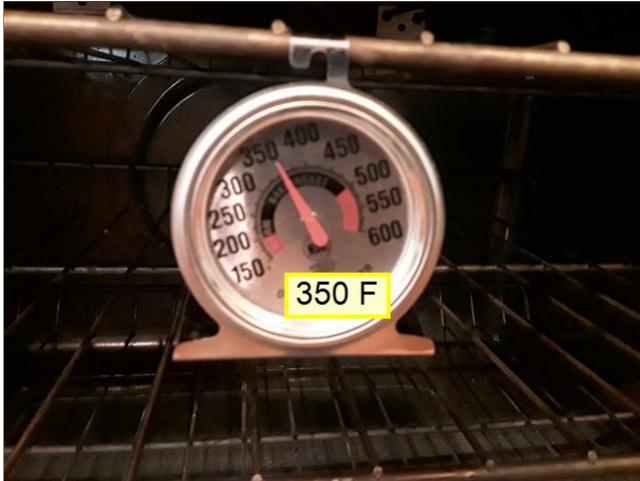
Range/Oven: Kitchen Aide

Comments:

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 1(Picture) tested at 350 F



D. Item 2(Picture) kitchen

E. Microwave Ovens

Built in Microwave: General Electric

Comments:

Tested and working properly at the time of inspection.

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

G. Garage Door Operator(s)

Comments:

The garage door at the front of home has a lock that has not been disabled for automatic opener. This is considered unsafe and needs correcting. A qualified contractor should inspect and repair as needed.

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

I NI NP D



G. Item 1(Picture) garage x 2

H. Dryer Exhaust Systems

[Comments:](#)

Excess amount of lint in vent piping. I recommend having it cleaned and inspect by a qualified person.



H. Item 1(Picture) right of home

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



rear of home



rear of home



A. Landscape Irrigation (Sprinkler) Systems

Comments:

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

I	NI	NP	D
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Tested and working properly at the time of inspection however some sprinkler heads spray patterns will need adjustment or replacement.

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

Comments:

(1) Any area with a pool or spa should be equiped 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

Type of System (septic): Gravity/Siphon

Location of Drain Field: Rear of home

Septic Tank: Above ground access lid

Comments:

(1) Septic lid cover is missing at left of home. This is not considered today's standard. I recommend having a qualified person inspect and make repairs as needed.



E. Item 1(Picture) rear of home

(2) I inspected the property in the location of the drain field area of septic. There were no signs of failure or blockage and the grounds appear normal. I did visually locate the septic tank however the inside of tank and drain lines were not inspected for size or condition. Changes in water volume use can sometimes have an impact on septic tanks that before were working properly. Most septic contractors recommend that if the septic tank hasn't been pumped and inspected in the last 4-5 years, you should have it pumped and inspected visually during the inspection process to determine its true condition.

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

I NI NP D



E. Item 2(Picture) rewr of home

(3) Auditable alarm not working at time of inspection. I recommend having a septic company to further inspect.

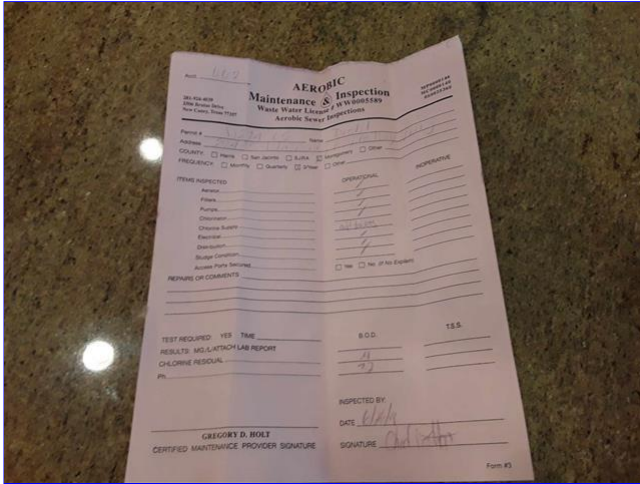


E. Item 3(Picture) rear of home

(4) Refer to septic system company findings.

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

I NI NP D



E. Item 4(Picture)

F. Other

Comments:

G. Outdoor Cooking Equipment

Energy Source (outdoor cooking): Natural gas

Comments:

Burners at out door kitchen grill are rusted and deteriorated. Grill would not lite when tested and burner ignition switch did not work. I recommend having a qualified person inspect and make repairs as needed.

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

I NI NP D



G. Item 1(Picture) kitchen



G. Item 2(Picture) kitchen



G. Item 3(Picture) out door kitchen

VII. Home Warranty Information

A. This home is eligible for a one year Home Warranty offer!

Comments:

Items included in the one year home warranty if purchased are: *Furnaces, Boilers, Heat Pumps, Central Air Conditioners, Electrical System, Thermostats, Water heater System, Plumbing, Polybutylene lines, Sump Pump, WhirlPools, Dishwasher, Food Waste Disposer, Cooking Range/Oven, Microwave, Kitchen Refrigerator, Trash Compactor, Plumbing Fixtures and Faucets, Domestic Water Softener, Clearing of Line Stoppage, Well Water System, Refrigerant Recapture and Disposal, Permits in conjunction with a covered repair, Code Violations in conjunction with a covered repair, Improper installation or modification, Removal of defective equipment, Fireplace gas burner, Attic and Exhaust fans, Humidifiers, Dehumidifiers, Electronic Air Filtering Devices, Door bell System, Lighting Fixtures, Septic Lines, Ejector pump.* **For more information and to compare warranties or purchase this warranty, please click on the Warranty offer beside your uploaded report.**