

# Inspection Report

**Maria Perez**

**Property Address:**  
4014 Kitchen Hill Lane  
Sugarland TX 77479



**HG HOME INSPECTION**

**BYRON LEE Texas Professional Home Inspector TREC #23870**  
2020 N Loop W  
Suite 106  
Houston, TX 77018

# PROPERTY INSPECTION REPORT

**Prepared For:** Maria Perez  
(Name of Client)

**Concerning:** 4014 Kitchen Hill Lane, Sugarland, TX 77479  
(Address or Other Identification of Inspected Property)

**By:** BYRON LEE TREC #23870 / HG HOME INSPECTION 8/15/2020  
(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](http://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.

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**ADDITIONAL INFORMATION PROVIDED BY INSPECTOR:**

**Standards of Practice:**

TREC Texas Real Estate Commission

**In Attendance:**

Customer

**Type of building:**

Single Family (1 story)

**Style of Home:**

Traditional

**Approximate age of building:**

Over 25 Years

**Home Faces:**

NE

**Temperature:**

Over 90 (F) = 32 (C)

**Weather:**

Cloudy

**Ground/Soil surface condition:**

Dry

**Rain in last 3 days:**

No

Comments: set by agent/AA

May attend, please call client when in route

Referral: Mailer

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.



blown insulation less than 6 inches



batt insulation less than 6 inches



stick built roof structure



vertical insulation less than 6 inches



roof surface

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I	NI	NP	D
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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 is poured on grade and appears to be performing as designed.

(3) The post tension foundation has exposed cable ends that are starting to show signs of deterioration.

This is a maintenance issue. Further deterioration will occur if not corrected. I recommend having a qualified person make repairs as needed.



A. Item 1(Picture) left

**B. Grading and Drainage**

**Comments:**

(1) Gutters are not properly secured to the home. Further deterioration or erosion can occur if not corrected. I recommend having a qualified person make repairs as needed.

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I   NI   NP   D



B. Item 1(Picture) garage



B. Item 2(Picture) garage



B. Item 3(Picture) front

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



B. Item 4(Picture) front right



B. Item 5(Picture) entry

(3) The downspout is damaged at the exterior. Gutters that drain poorly or clogged can lead to many costly problems such as deterioration of fascia, soffit or roof edge. It can also cause gutters to pull loose and lead to possible water intrusion. A qualified person should repair or replace as needed.

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B. Item 6(Picture) front right

(4) The gutter is rusted and deteriorated in various areas throughout and needs replacing.



B. Item 7(Picture) entry



B. Item 8(Picture) entry

(5) There is a negative slope at the exterior areas and can cause or contribute to water intrusion or deterioration. I recommend correcting landscape to drain water away from home.

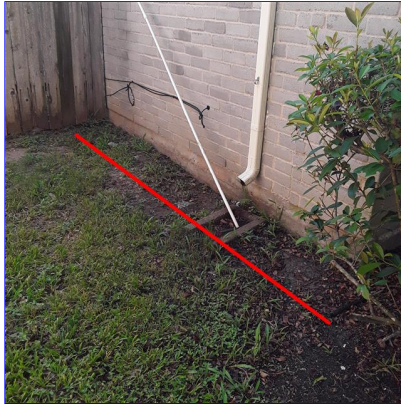


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B. Item 9(Picture) right



B. Item 10(Picture) left



B. Item 11(Picture) rear left

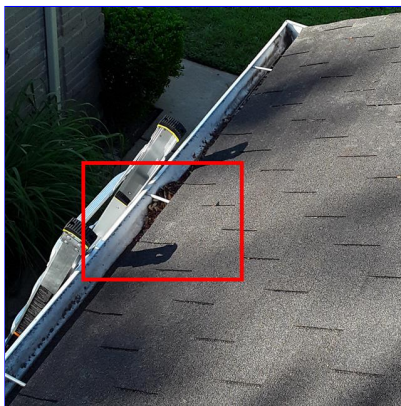


B. Item 12(Picture) rear

(6) The gutters are full of debris in areas and need to be cleaned. The debris in gutters can also conceal rust, deterioration or leaks that are not visible until cleaned, and I am unable to determine if such conditions exist.



B. Item 13(Picture)



B. Item 14(Picture)

C. Roof Covering Materials

**Types of Roof Covering:** 3-Tab fiberglass

**Viewed from:** Walked roof

**Roof Ventilation:** Ridge vents, Soffit Vents

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Comments:

- (1) This inspection does not warrant against roof leaks.
- (2) The tree limbs that are in contact with roof or hanging near roof should be trimmed.



C. Item 1(Picture) front



C. Item 2(Picture) left



C. Item 3(Picture) rear

- (3) 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.



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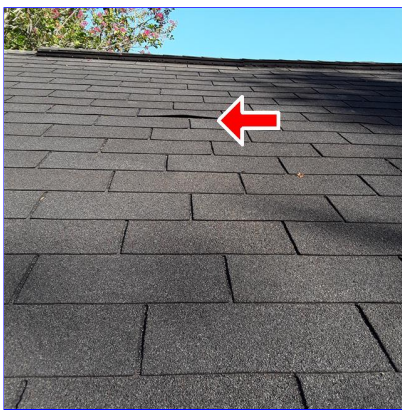
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C. Item 4(Picture) multiple areas

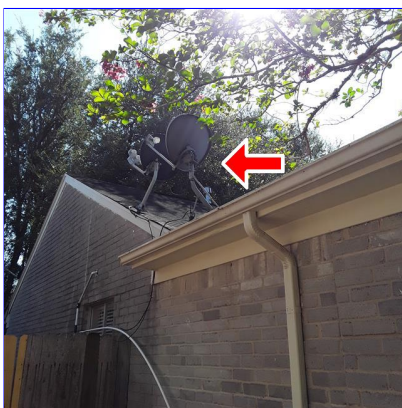


C. Item 5(Picture) multiple areas



C. Item 6(Picture) multiple areas

(4) 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)



C. Item 7(Picture) left

(5) The plumbing and appliance venting at roof level does not have adequate weather coating (Paint) to prevent premature deterioration. This is not considered to be today's standard. I recommend having a qualified person make repairs as needed.

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I   NI   NP   D



C. Item 8(Picture)



C. Item 9(Picture)

(6) Debris is present on roof surface in multiple areas. Having debris present can lead to shingle deterioration and possible moisture problems. I recommend having a qualified contractor remove, inspect and make repairs as needed.



C. Item 10(Picture) rear

(7) 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.



C. Item 11(Picture) rear



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I	NI	NP	D
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(8) Kick out flashing is missing in areas of the roof. This is not considered today's standard. I recommend having a qualified roofing company make repairs as needed.



C. Item 12(Picture) rear



C. Item 13(Picture) rear

(9) The roof covering is old or worn and the life of covering has expired. The covering does need to be replaced. While it could last a few year or so, some areas may need patching with tar as leaks develop.



C. Item 14(Picture)



C. Item 15(Picture)



C. Item 16(Picture)

D. Roof Structures and Attics

Method used to observe attic: From entry

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I   NI   NP   D

**Viewed from:** Attic

**Roof Structure:** Stick-built

**Attic Insulation:** Blown, Batt

**Approximate Average Depth of Insulation:** less than 6 inches

**Approximate Average Thickness of Vertical Insulation:** less than 6 inches

**Attic info:** Pull Down stairs

**Comments:**

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

(2) There is inadequate fire blocking. This is a safety hazard and should be corrected. I recommend having a qualified person repair or replace as needed.



D. Item 1(Picture) garage



D. Item 2(Picture) garage

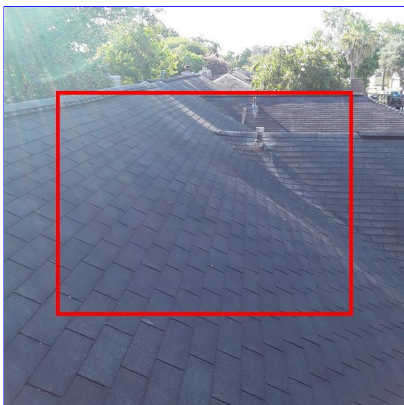


D. Item 3(Picture) garage

(3) There are some dips or sags in the roof in areas. The deflection is great enough to need repair or reinforcement. A qualified contractor should repair as needed.

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I	NI	NP	D
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D. Item 4(Picture) front

(4) There are some dips or sags in the roof in areas. This is typical of older construction where possibly the rafters were undersized and created a sag. A qualified contractor should repair as needed.



D. Item 5(Picture) rear



D. Item 6(Picture) rear

(5) The pull down stairs does not shut properly. This can cause some heat loss in winter and loss of cool air in summer if not corrected. A qualified contractor should inspect and repair as needed.



D. Item 7(Picture)

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



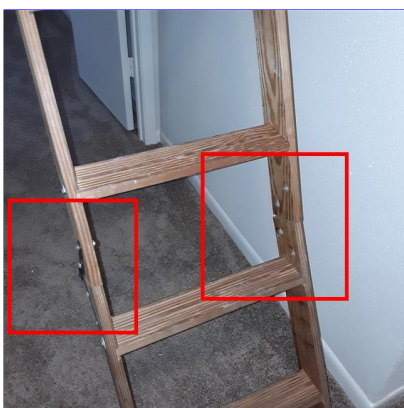
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D. Item 8(Picture)

(7) The pull down stairs are weak and not stable. Injury could result if not repaired. A qualified person should repair or replace as needed.



D. Item 9(Picture)

(8) The attic space has areas of thin insulation. This is causing energy loss and is not today's standard. I recommend having a qualified person evaluate and add insulation as needed.



D. Item 10(Picture)

(9) The attic space has areas of missing insulation. This is causing energy loss and is not today's standard. I recommend having a qualified person evaluate and add insulation as needed.

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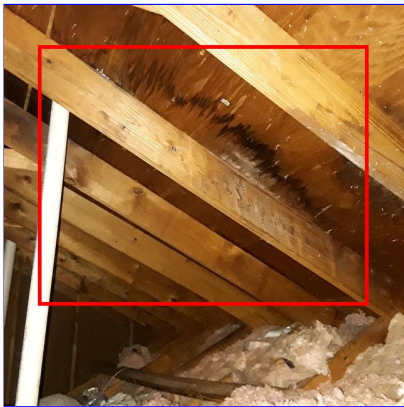


D. Item 11(Picture)



D. Item 12(Picture)

(10) Water signs are on plywood resulting from a roof leak found around the plumbing exhaust pipe. I am unable to determine if leak has been corrected. A qualified roofing contractor should inspect further and correct as needed.



D. Item 13(Picture)

(11) The attic space is missing adequate service access decking. This is not considered to be today's standard. I recommend having a qualified person install decking.

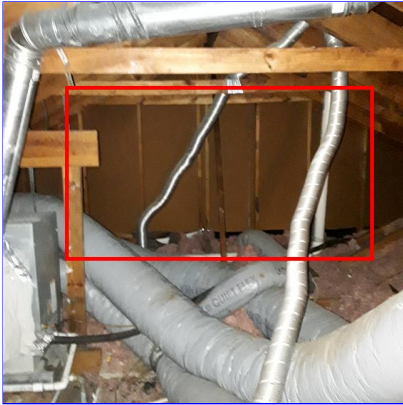


D. Item 14(Picture)

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(12) The moisture barrier is missing in the attic. This is not considered today's standards. I recommend repair by a qualified person.



D. Item 15(Picture)

E. Walls (Interior and Exterior)

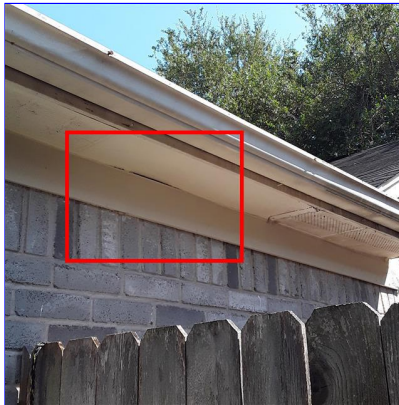
**Wall Structure:** Wood

**Comments:**

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



E. Item 1(Picture) garage



E. Item 2(Picture) multiple areas



E. Item 3(Picture) left

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(2) The paint is failing. I recommend prep and paint at the exterior.



E. Item 4(Picture) garage



E. Item 5(Picture) garage



E. Item 6(Picture) multiple areas

(3) 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.

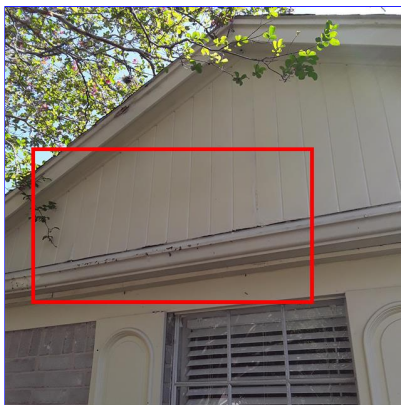


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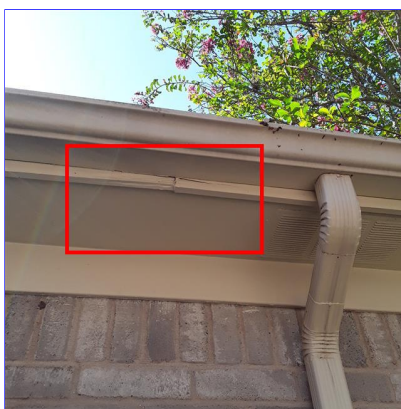
E. Item 7(Picture) front right



E. Item 8(Picture) front left



E. Item 9(Picture) front left



E. Item 10(Picture) front left

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



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I   NI   NP   D



E. Item 11(Picture) entry



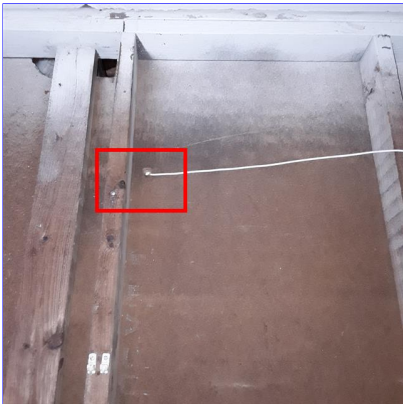
E. Item 12(Picture) rear left



E. Item 13(Picture) entry



E. Item 14(Picture) rear



E. Item 15(Picture) garage left



E. Item 16(Picture) primary bath

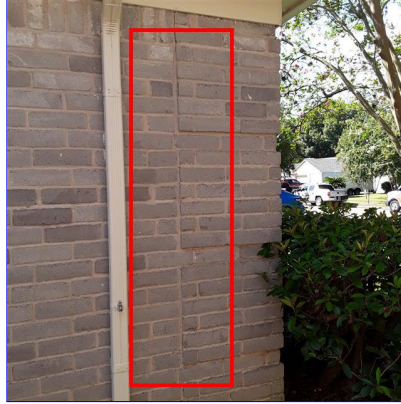
(5) The brick siding at the exterior has hairline cracks. Deterioration can eventually occur if not corrected. A qualified contractor should inspect and repair as needed.

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I   NI   NP   D



E. Item 17(Picture) entry



E. Item 18(Picture) front left



E. Item 19(Picture) rear

(6) The cement board exterior is damaged. Deterioration can eventually occur if not corrected. A qualified person should repair or replace as needed.



E. Item 20(Picture) rear



E. Item 21(Picture) rear

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

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I	NI	NP	D
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E. Item 22(Picture) garage right

F. Ceilings and Floors

**Floor Structure:** Slab

**Floor System Insulation:** NONE

**Ceiling Structure:** 6" or better

**Comments:**

The drywall on the ceiling reveals tape line and nail bed areas (cosmetic). This damage is considered cosmetic. A qualified contractor should inspect and repair as needed.



F. Item 1(Picture) garage

G. Doors (Interior and Exterior)

**Comments:**

(1) The main entry door had a pet access door installed. This is a maintenance issue and is for your information. A qualified person should repair or replace as needed.

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I	NI	NP	D
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G. Item 1(Picture) garage

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



G. Item 2(Picture)



G. Item 3(Picture)

(3) 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.



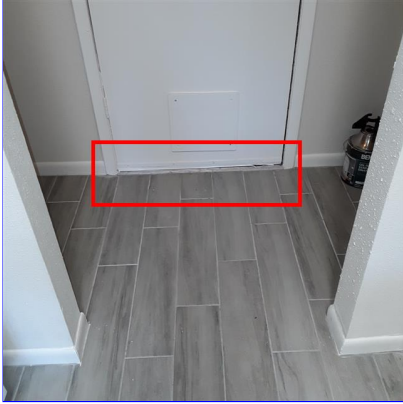
G. Item 4(Picture)

(4) The main entry door is damaged at weather-stripping. This can cause some heat loss in winter and loss of cool air in summer if not corrected. A qualified person should repair or replace as needed.



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

I   NI   NP   D



G. Item 5(Picture) garage

(5) The main entry door is deteriorated. This is a maintenance issue and is for your information. A qualified person should repair or replace as needed.



G. Item 6(Picture) entry

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



G. Item 7(Picture) entry

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

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I   NI   NP   D



G. Item 8(Picture) front bedroom

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



G. Item 9(Picture) front bedroom

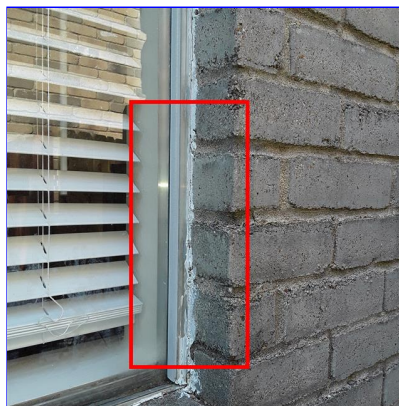
H. Windows

**Comments:**

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



H. Item 1(Picture) front



H. Item 2(Picture) multiple windows exterior

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I   NI   NP   D

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



H. Item 3(Picture) front



H. Item 4(Picture) multiple windows exterior

(3) Lintels above windows are showing signs of deterioration in areas. Further deterioration may occur if lintels are not primed and painted. A qualified person should repair as needed.



H. Item 5(Picture)

(4) There is a damaged window that has been replaced with plexiglass. I recommend having a qualified person make repairs as needed.

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I   NI   NP   D



H. Item 6(Picture) front bedroom

(5) Some windows do not lock properly in areas. Further deterioration may occur if not repaired. A qualified person should repair or replace as needed.



H. Item 7(Picture) living room  
right

I. Stairways (Interior and Exterior)

Comments:

J. Fireplaces and Chimneys

**Chimney (exterior):** Cement Fiber

**Operable Fireplaces:** One

**Types of Fireplaces:** Solid Fuel

**Number of Woodstoves:** None

Comments:

(1) I do not inspect the shape of fireplace or the design to determine if your fireplace has a proper air draw.

(2) Metal rain cap on chimney crown is rusting and is damaged. I recommend repair by a qualified person.



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J. Item 1(Picture) rear



J. Item 2(Picture) rear



J. Item 3(Picture) water present in fireplace

(3) The damper for fireplace is rusted tight or "seized" (non-operational). Repairs should be made so unit works properly. I recommend a qualified contractor inspect and repair as needed.



J. Item 4(Picture)

**K. Porches, Balconies, Decks and Carports**

**Comments:**

The weight load capabilities are not part of this inspection.

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I	NI	NP	D
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L. Other

Comments:

(1) The concrete drive at the garage has settlement cracks. Further deterioration can occur if not repaired. A qualified person should repair or replace as needed.



L. Item 1(Picture)

(2) The concrete walkway in areas of home has settlement cracks. Further deterioration can occur if not repaired. A qualified person should repair or replace as needed.



L. Item 2(Picture) entry right



L. Item 3(Picture) rear

(3) There is debris stacked against the structure creating conducive conditions for certain types wood destroying insects. I recommend removal of debris and having a qualified pest control company inspect and treat as needed.

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I   NI   NP   D



L. Item 4(Picture) rear

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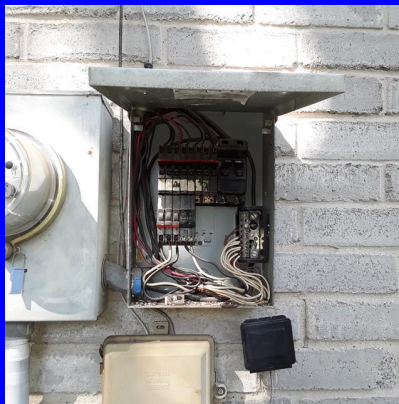
The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be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

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

I   NI   NP   D

## II. ELECTRICAL SYSTEMS

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



service panel exterior rear 100 amp

**A. Service Entrance and Panels**

**Electrical Service Conductors:** Below ground

**Panel Capacity:** 100 AMP

**Panel Type:** Circuit breakers

**Electric Panel Manufacturer:** Federal Pacific

**Comments:**

(1) You have a Federal Pacific panel which is legal, but there is a possibility that the circuit breakers may not trip when shorted possibly causing an electrical hazard. Opinions by most licensed electrical contractors on this panel is that it is unsafe. I recommend you consult a licensed electrical contractor for necessary replacement.

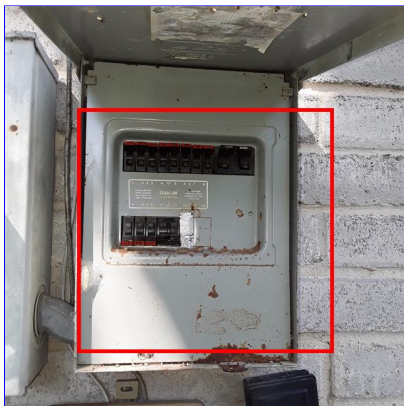
I = Inspected    NI = Not Inspected    NP = Not Present    D = Deficient

I   NI   NP   D



A. Item 1(Picture)

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



A. Item 2(Picture)

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



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

I   NI   NP   D



A. Item 3(Picture)



A. Item 4(Picture) rear

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

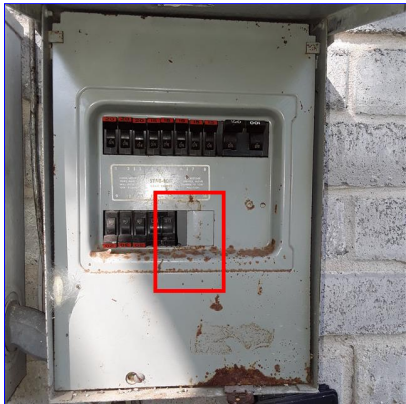


A. Item 5(Picture)

(5) The panel is missing blank space covers. **This is a safety issue.** I recommend having a qualified person repair as needed.

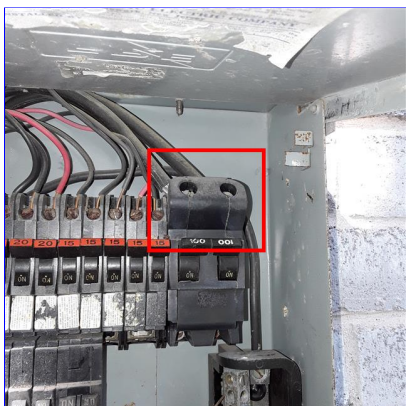
I = Inspected    NI = Not Inspected    NP = Not Present    D = Deficient

I   NI   NP   D



A. Item 6(Picture)

(6) 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 7(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)

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

I   NI   NP   D



B. Item 1(Picture)

(2) The light fixture is missing cover in areas. This is a safety issue that needs to be corrected. I recommend repair as needed.



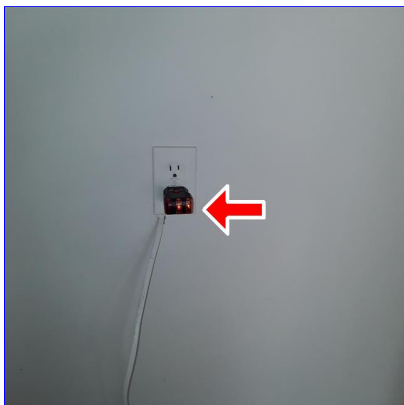
B. Item 2(Picture) garage

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



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

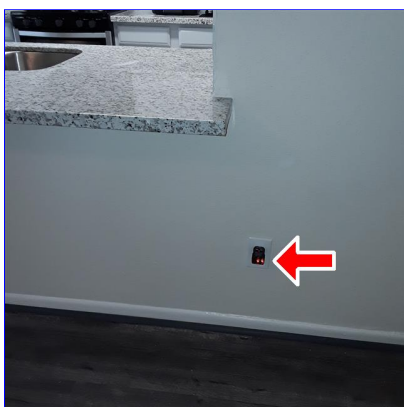
I   NI   NP   D



B. Item 3(Picture) garage



B. Item 4(Picture) kitchen outlets



B. Item 5(Picture) living room right



B. Item 6(Picture) hall bath

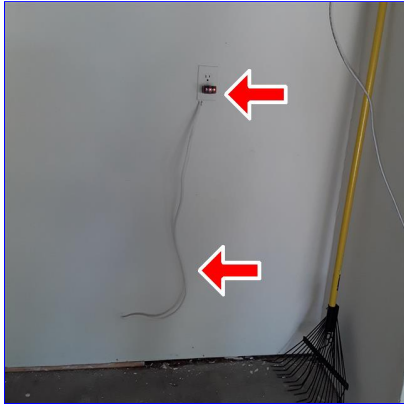


B. Item 7(Picture) primary bath

(4) There is exposed wiring in areas of the home. This is a safety hazard. I recommend having a qualified electrician inspect and make repairs as needed.

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

I   NI   NP   D



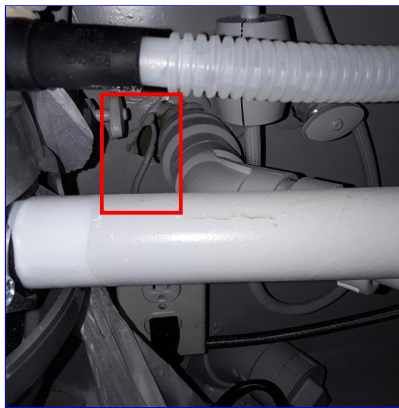
B. Item 8(Picture) garage



B. Item 9(Picture) garage



B. Item 10(Picture) rear



B. Item 11(Picture) kitchen sink



B. Item 12(Picture) multiple areas

(5) Doorbell did not work properly at the time of inspection. I recommend having a qualified person repair.

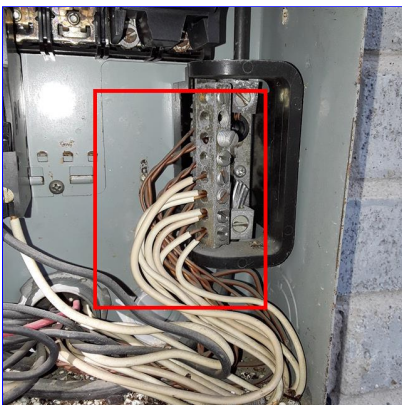
I = Inspected    NI = Not Inspected    NP = Not Present    D = Deficient

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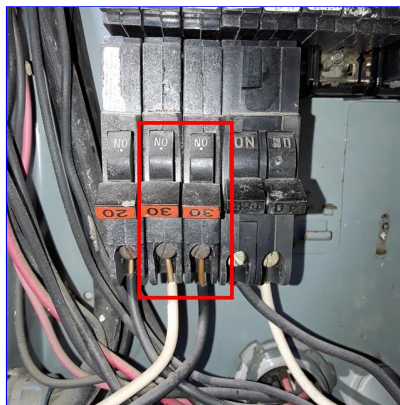


B. Item 13(Picture)

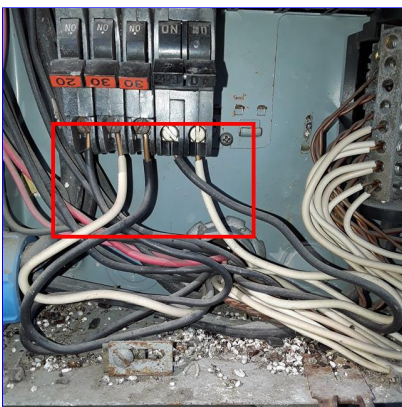
(6) Problem(s) discovered with Branch Circuits such as amateur wiring installation, doubled wiring at neutral/grounding bar and any other problems that an electrical contractor may discover while performing repairs need correcting. I recommend a licensed electrical contractor inspect further and correct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



B. Item 14(Picture) neutral wires double lugged



B. Item 15(Picture) missing pole breaker



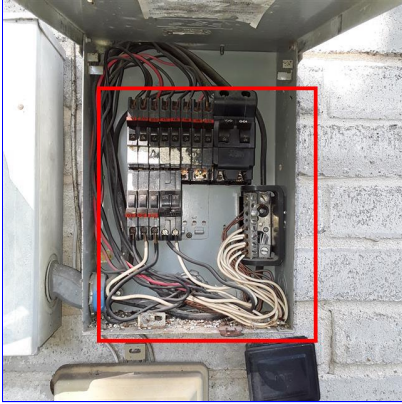
B. Item 16(Picture) white wires should be marked black

(7) Arc fault breakers are not in required areas of home at electrical panel. This is not considered today's standard. I recommend having a qualified electrician inspect and make repairs as needed.



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

I   NI   NP   D



B. Item 17(Picture)

(8) 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 18(Picture) rear



B. Item 19(Picture) fixture damaged rear



B. Item 20(Picture) multiple areas

(9) The exterior outlet at the rear of home did not work or there is no power to outlet. Electrical issues are considered a hazard until repaired. A qualified licensed electrical contractor should perform repairs that involve wiring.

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

I   NI   NP   D



B. Item 21(Picture) patio

(10) The wall switch is loose in the wall. Electrical issues are considered a hazard until repaired. A qualified licensed electrical contractor should perform repairs that involve wiring.



B. Item 22(Picture) kitchen



B. Item 23(Picture) damaged primary bedroom

(11) "Three-prong" outlets are are loose in wall in most if not all rooms. Electrical issues are considered a hazard until repaired. A qualified licensed electrical contractor should perform repairs that involve wiring.



B. Item 24(Picture) breakfast area



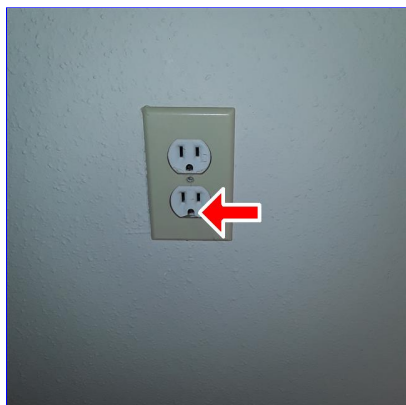
B. Item 25(Picture) multiple outlets



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

I	NI	NP	D
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(12) "Three-prong" outlets are broken or damaged. Electrical issues are considered a hazard until repaired. A qualified licensed electrical contractor should perform repairs that involve wiring.



B. Item 26(Picture) breakfast area    B. Item 27(Picture) multiple areas

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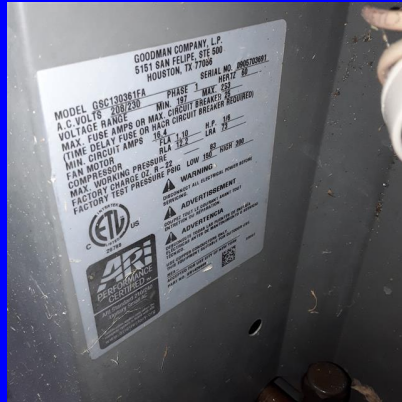
The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator 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 data plate



ac unit exterior rear



gas furnace attic



insulated ducts attic

**A. Heating Equipment**

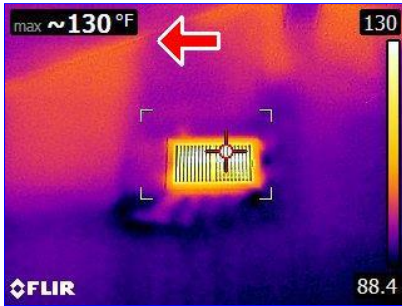
**Type of Systems:** Forced Air  
**Energy Sources:** Gas  
**Heat System Brand:** Ruud  
**Number of Heat Systems (excluding wood):** One

**Comments:**

- (1) It is recommend to have heating systems serviced annually.
- (2) The heat exchangers on a gas furnace can not be completely examined with out removal of front cover. I recommend having heating system serviced by HVAC professional before use and annually.
- (3) Tested and working properly at the time of inspection.

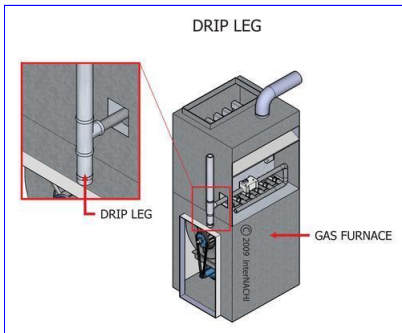
I = Inspected    NI = Not Inspected    NP = Not Present    D = Deficient

I   NI   NP   D



A. Item 1(Picture)

(4) 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.



A. Item 2(Picture) dripleg



A. Item 3(Picture)

B. Cooling Equipment

**Type of Systems:** Air conditioner unit

**Central Air Manufacturer:** Goodman

**Comments:**

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

(2) The ac condensate line discharges next to the home. This can cause foundation problems. I recommend repair by a qualified person.

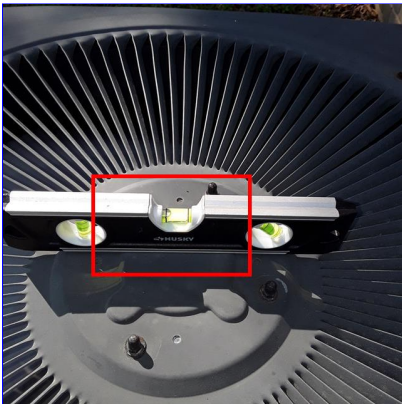
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I   NI   NP   D



B. Item 1(Picture) left

(3) The condenser is not level and is missing foam sleeve in area(s). This can cause damage to the unit or shorten its life span. A licensed HVAC contractor should service or repair unit.



B. Item 2(Picture)



B. Item 3(Picture)

(4) The air handler is missing foam sleeve in area(s). A replacement is needed. I recommend service or repair as needed.



B. Item 4(Picture)

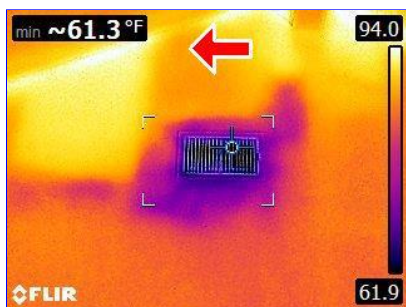
(5) The ambient air test was performed by using infrared thermal equipment at the supply vents of Air conditioner to determine if the difference in temperatures of the supply and return air are between 14



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

I	NI	NP	D
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degrees and 22 degrees which indicates that the unit is cooling as intended. The supply air temperature on your system read 61 degrees and the return air temperature was 81 degrees. This indicates the range in temperature drop is normal.



B. Item 5(Picture) supply



B. Item 6(Picture) return

C. Duct Systems, Chases, and Vents

**Ductwork:** Insulated

**Filter Type:** Disposable

**Filter Size:** N/A

**Comments:**

- (1) I recommend changing all HVAC filters upon move in.
- (2) The supply is damaged in the attic. Energy loss is occurring where duct tape has failed. I recommend service or repair as needed.



C. Item 1(Picture)



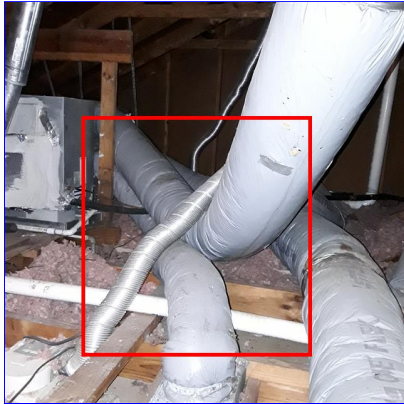
C. Item 2(Picture)

- (3) The supply needs support straps in the attic. Energy loss is occurring. I recommend service or repair as needed.



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

I   NI   NP   D



C. Item 3(Picture)



C. Item 4(Picture)

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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.

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

I NI NP D



water meter front right



water pressure 68 psi



water shut off garage



data plate



40 gallon water garage

A. Plumbing Supply Distribution Systems and Fixtures

**Location of water meter:** Street, Front, Right Side

**Location of main water supply valve:** Front, Right Side

Extra Info: garage

**Static water pressure reading:** 68 psi

**Water Source:** Public

**Plumbing Water Supply (into home):** Copper

**Plumbing Water Distribution (inside home):** Galvanized, CPVC

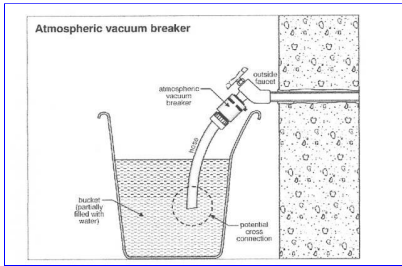
**Water Filters:** None, (We do not inspect filtration systems)

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

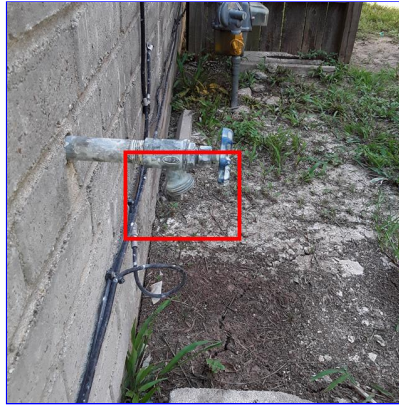
I   NI   NP   D

**Comments:**

(1) 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.



A. Item 1(Picture)



A. Item 2(Picture)

(2) The outside water faucet leaks when turned on at the exterior areas. Repairs are needed. A qualified licensed plumber should repair or correct as needed.



A. Item 3(Picture) left

(3) The faucet is weak in volume and pressure at the kitchen sink. This is not considered up to today's standard. A qualified licensed plumber should repair or correct as needed.



A. Item 4(Picture)



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

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



A. Item 5(Picture) primary bath



A. Item 6(Picture) toilet lid does not fit properly primary bath

**B. Drains, Waste, and Vents**

**Washer Drain Size:** 2" Diameter

**Plumbing Waste:** PVC

**Comments:**

The bath sink stopper mechanism is not working properly. I recommend repairs as needed.



B. Item 1(Picture) primary bath



B. Item 2(Picture) primary bath

**C. Water Heating Equipment**

**Energy Sources:** Gas (quick recovery)

**Capacity (Water Heater):** 40 Gallon (1-2 people)

**Water Heater Manufacturer:** Craftmaster

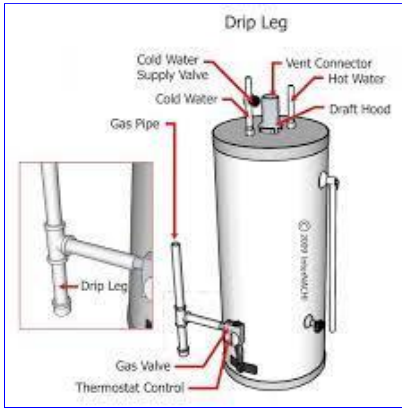
**Water Heater Location:** Garage

**Comments:**

(1) The water heater 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 plumber make repairs as needed.

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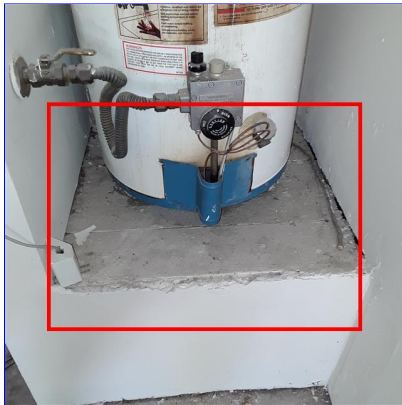
I   NI   NP   D



C. Item 1(Picture)

C. Item 2(Picture)

(2) The water heater is installed without the recommended emergency overflow drain pan. This is not considered to be today's. I recommend having a drain pan installed by a qualified person.



C. Item 3(Picture)

(3) The water heater has corrosion at fittings. I recommend having a qualified person make repairs as needed.



C. Item 4(Picture)

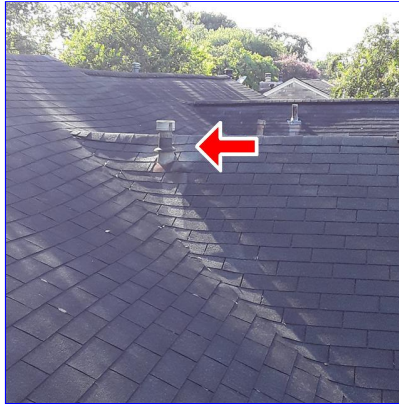
(4) The gas water heater has improper venting. This is a safety hazard until corrected. I recommend having a qualified plumber evaluate and make repairs as needed.

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

I   NI   NP   D



C. Item 5(Picture) pipe not connected



C. Item 6(Picture) improper clearance from roof surface

(5) The existing piping for T&P valve on water heater fails to extend downward to within six inches of ground. This is a safety issue and should be repaired. A qualified licensed plumber should repair or correct as needed.



C. Item 7(Picture) entry

**D. Hydro-Massage Therapy Equipment**

[Comments:](#)

**E. Other**

[Comments:](#)

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

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I   NI   NP   D

## V. APPLIANCES

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



A. Dishwashers

**Dishwasher Brand:** Frigidaire

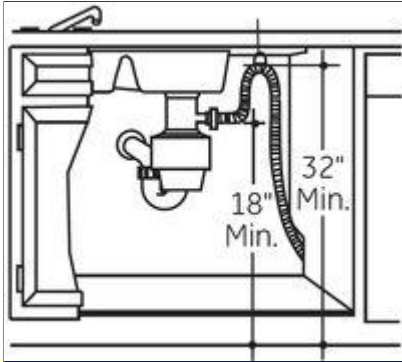
**Comments:**

- (1) Tested and working properly at the time of inspection.
- (2) The dishwasher drain hose did not perform a loop to create a trap under sink. I recommend repair as necessary.

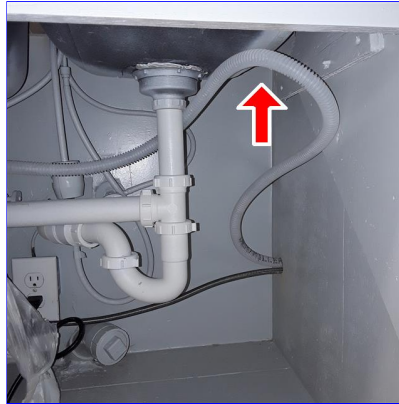


I = Inspected   NI = Not Inspected   NP = Not Present   D = Deficient

I   NI   NP   D



A. Item 1(Picture)



A. Item 2(Picture)

B. Food Waste Disposers

**Disposer Brand:** Unknown

**Comments:**

Tested and working properly at the time of inspection.

C. Range Hood and Exhaust Systems

**Exhaust/Range hood:** Re-circulate, Unknown Brand

**Comments:**

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

(2) The kitchen vent hood does not vent to the outdoors. This is not considered to be today's standard.



C. Item 1(Picture)

D. Ranges, Cooktops and Ovens

**Range/Oven:** Whirlpool

**Comments:**

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

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

I   NI   NP   D

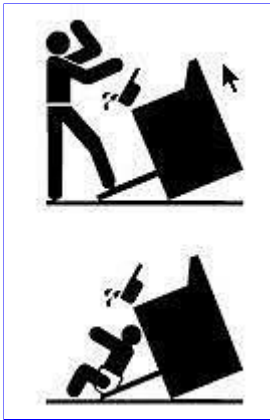


D. Item 1(Picture)



D. Item 2(Picture) oven tested at 350 degrees

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



D. Item 3(Picture) anti tip

E. Microwave Ovens

**Built in Microwave:** None

**Comments:**

Tested and working properly at the time of inspection.

F. Mechanical Exhaust Vents and Bathroom Heaters

**Comments:**

The exhaust fan is noisy at the hall bath. This is for informational purpose to you. A qualified person should repair or replace as needed.

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

I   NI   NP   D



F. Item 1(Picture)

**G. Garage Door Operator(s)**

[Comments:](#)

**H. Dryer Exhaust Systems**

[Comments:](#)

**I. Other**

[Comments:](#)

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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:](#)
- C. Outbuildings**  
[Comments:](#)
- D. Private Water Wells (A coliform analysis is recommended)**  
[Comments:](#)
- E. Private Sewage Disposal (Septic) System**  
[Comments:](#)
- F. Other**  
[Comments:](#)
- G. Outdoor Cooking Equipment**  
[Comments:](#)