



Inspection Report

Trent Benefield

Property Address:
19614 Bear Springs Dr
Katy TX 77449



Front of the home.

SEI Inspections

**Ryan Andrasek 21573
1415 S Voss Rd Ste 110-424
Houston, TX 77057
832-322-1481
Ryan Cell #281-245-4427**

PROPERTY INSPECTION REPORT

Prepared For: Trent Benefield

(Name of Client)

Concerning: 19614 Bear Springs Dr, Katy, TX 77449

(Address or Other Identification of Inspected Property)

By: Ryan Andrasek 21573 / SEI Inspections 8/6/2020

(Name and License Number of Inspector)

(Date)

(Name, License Number of Sponsoring Inspector)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read ALL of this information.

This inspection is subject to the rules ("Rules") of the Texas Real Estate Commission ("TREC"), which can be found at www.trec.texas.gov.

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standard for inspections by TREC Licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is NOT required to turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

In this report, the inspector shall indicate, by checking the appropriate boxes on the form, whether each item was inspected, not inspected, not present or deficient and explain the findings in the corresponding section in the body of the report form. The inspector must check the Deficient (D) box if a condition exists that adversely and materially affects the performance of a system or component or constitutes a hazard to life, limb or property as specified by the TREC Standards of Practice. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing components, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

Some items reported may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards or Deficiencies below.

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers.

Promulgated by the Texas Real Estate Commission(TREC) P.O. Box 12188, Austin, TX 78711-2188 (512)936-3000
(<http://www.trec.state.tx.us>).

You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods.

Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

Each year, Texans sustain property damage and are injured by accidents in the home. While some accidents may not be avoidable, many other accidents, injuries, and deaths may be avoided through the identification and repair of certain hazardous conditions. Examples of such hazards include:

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas;
- malfunctioning arc fault protection (AFCI) devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices;
- lack of electrical bonding and grounding; and
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).

To ensure that consumers are informed of hazards such as these, the Texas Real Estate Commission (TREC) has adopted Standards of Practice requiring licensed inspectors to report these conditions as "Deficient" when performing an inspection for a buyer or seller, if they can be reasonably determined.

These conditions may not have violated building codes or common practices at the time of the construction of the home, or they may have been "grandfathered" because they were present prior to the adoption of codes prohibiting such conditions. While the TREC Standards of Practice do not require inspectors to perform a code compliance inspection, TREC considers the potential for injury or property loss from the hazards addressed in the Standards of Practice to be significant enough to warrant this notice.

Contract forms developed by TREC for use by its real estate licensees also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms require a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

INFORMATION INCLUDED UNDER "ADDITIONAL INFORMATION PROVIDED BY INSPECTOR", OR PROVIDED AS AN ATTACHMENT WITH THE STANDARD FORM, IS NOT REQUIRED BY THE COMMISSION AND MAY CONTAIN CONTRACTUAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTUAL TERMS BETWEEN PARTIES. IF YOU DO NOT UNDERSTAND THE EFFECT OF ANY CONTRACTUAL TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR:

In Attendance:

Customer and Seller

Type of building:

Single Family (2 story)

Approximate age of building:

Over 10 Years

Temperature:

Over 65 (F) = 18 (C)

Weather:

Clear

Ground/Soil surface condition:

Dry

Rain in last 3 days:

No

Radon Test:

No

Water Test:

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. **All directional cues in this report are from the street facing the front of the home, unless a point of reference is used in the report image. All beginning sentences with "Note:" are not necessarily a deficiency, but a point of interest for the buyer to be aware of.**

A. Foundations

Type of Foundation (s): Placed concrete

Columns or Piers: Poured Concrete

Method used to observe Crawlspace: No crawlspace

Comments:

(1)

- Based upon the observable areas of the foundation, it appears that the foundation is performing as intended at the time of the inspection. In order to maintain the performance from the slab it's recommended that the foundation be watered during times of drought.

(2)

- Corner cracks in foundations are not a structural issue. However corner cracks are an excellent entry point for wood destroying insects. It's recommended that the cracks be sealed.

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A. Item 1(Picture) A crack in the foundation was discovered at the left front corner.



A. Item 2(Picture) A crack was discovered at the right front corner of the garage.



A. Item 3(Picture) Cracks at the corners of the foundation at multiple areas.

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

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B. Grading and Drainage

Comments:

- In order to protect the structure from moisture and or insect damage, it is recommended to have a professional landscaper cut all vegetation back to at least six inches from the structure.



This plant will be removed when we move, therefore, the vegetation will no longer be on the structure.



B. Item 1(Picture) Vegetation should not be on the structure.



B. Item 2(Picture) Vegetation at the front of the home is too close to the structure.

C. Roof Covering Materials

Types of Roof Covering: 3-Tab fiberglass

Viewed from: Observed with Drone Copter

Roof Ventilation: Passive

Comments:

(1)

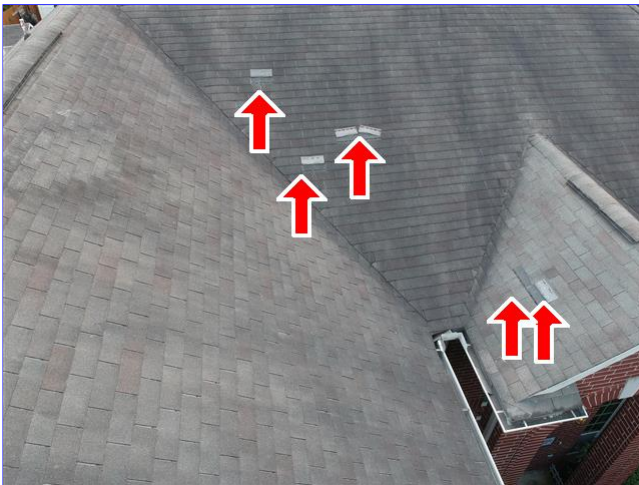
- In order to prevent potential water intrusion into the home, it's recommended that the missing shingles be secured.

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C. Item 1(Picture) Shingles are missing and or damaged at the multiple areas of the roof.



C. Item 2(Picture) Shingles are missing and or damaged at the multiple areas of the roof.

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C. Item 3(Picture) Shingles are missing and or damaged at the multiple areas of the roof.



C. Item 4(Picture) Shingles are missing and or damaged at the multiple areas of the roof.

(2)

- In order to prevent premature corrosion of the roof nails, which could lead to potential water leaks and lifted flashing or shingles, it's recommended that all exposed nail heads on the roof system be covered with a roofing sealant.

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C. Item 5(Picture) Exposed nail heads at multiple areas around the home.

D. Roof Structures and Attics

Method used to observe attic: Walked

Viewed from: Attic

Roof Structure: Stick-built

Attic Insulation: Blown

Approximate Average Depth of Insulation: less than 6 inches

Approximate Average Thickness of Vertical Insulation: 10 inches

Attic info: Pull Down stairs

Comments:

(1)

- In order to prevent heat transfer from the attic into conditioned spaces, it is recommended to have a licensed contractor install insulation at the attic ladder assembly.



D. Item 1(Picture) Insulation missing from attic ladder assembly.

(2)

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- In order for the attic pull down stairs to be properly secured, the pull down stair framing needs to have 3-16d nails or 3" lag screws on the long sides (one nail installed at each pivot hinge) and 2-16d nails or 3" lag screws on the short sides. It's recommended that a professional carpenter install the proper amount of nails.



D. Item 2(Picture) The incorrect fasteners were used at the attic ladder assembly.

(3)

- In order to ensure the home is properly sealed and insulated, it's recommended that the missing foam insulation be installed between the attic access jamb and the rough frame opening.

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

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D. Item 3(Picture) foam seal is missing from the attic rough opening.

E. Walls (Interior and Exterior)

Wall Structure: Wood

Comments:

(1)

- In order to prevent water penetration into the home and/or the electrical wiring of the fixture, it's recommended that all exterior light fixtures be sealed to the wall they are installed on.

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I NI NP D



E. Item 1(Picture) Wall mounted light fixtures should be sealed to the wall.



E. Item 2(Picture) Wall mounted light at the rear of the home is not sealed.

(2)

- In order to prevent excessive water intrusion behind the brick, it's recommended that all expansion joints be sealed with an exterior caulk.

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E. Item 3(Picture) Re caulk the expansion joint at the right exterior.

F. Doors (Interior and Exterior)

Comments:

(1)

- In order to slow the spread of a potential fire, prevent potential stored chemical vapors and automotive exhaust from entering the home, it's recommended that the garage to interior door have self closing hinges activated or installed.



F. Item 1(Picture) Garage walk in door should self close.

(2)

- In order to prevent water damage to the frame of the home, it's recommended that the rotted door jamb be repaired or replaced by a professional carpenter.

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F. Item 2(Picture) Wood rot was discovered at the base of both garage doors frames.



F. Item 3(Picture) Wood rot was discovered at the base of both garage doors frames.

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F. Item 4(Picture) Wood rot was discovered at the base of both garage doors frames.



F. Item 5(Picture) Wood rot is discovered at the front door frame base.

(3) In order to prevent moisture from getting into the interior of the home, it is recommended to re caulk all areas that around the home.

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F. Item 6(Picture) Caulking is separating at the garage door frames.



F. Item 7(Picture) Caulking is separating at the garage door frames.

- (4)
- In order to prevent further damage to the door, it is recommended to have a professional contractor evaluate for remedy or replacement.

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F. Item 8(Picture) Rear entry door is showing signs of wood rot on the inside.

- (5)
- In order to prevent damage to the door jamb, it's recommended that a professional carpenter install the missing hinge screws at the areas indicated in this section of the report.



F. Item 9(Picture) Hinge screw is missing from second floor left front bedroom.

- (6)
- In order to prevent damage to the interior doors, it's recommended that a professional carpenter adjust the rubbing doors so they open and close with out any friction between the jamb and door.

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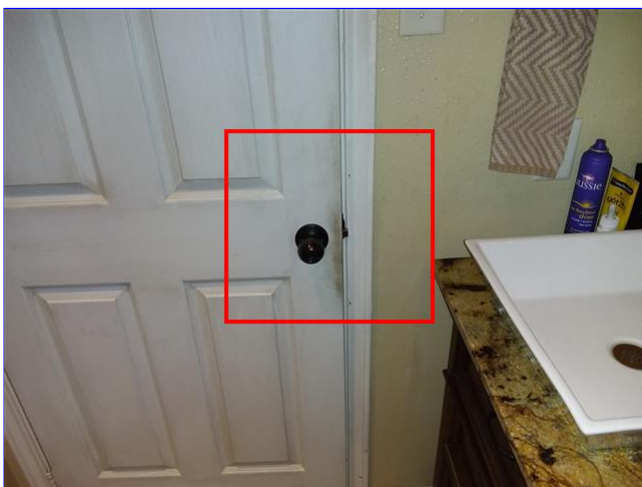
I NI NP D



F. Item 10(Picture) Door to the second floor office is not hung correctly and will not close.

(7)

- It's recommended that a professional carpenter adjust the non latching door in this section of the report, so it closes and latches fully to the striker plate.



F. Item 11(Picture) Second floor hallway bathroom door will not katch at the hardware.

(8)

- In order to prevent damage to the walls and/or doors, it's recommended that a professional carpenter replace all missing or damaged door and/or hinge stops in the home.

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F. Item 12(Picture) Door stops missing from multiple doors around the home.



F. Item 13(Picture) Door stops missing from multiple doors around the home.

G. Ceilings and Floors

Floor Structure: Slab, 6" or better

Floor System Insulation: Unknown

Ceiling Structure: 6" or better

Comments:

- It is recommended that the water stained areas be monitored during rain events and if moisture shows up, a professional roofer should be contacted for further inspection.

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G. Item 1(Picture) Moisture staining was discovered at the ceiling in the second floor living room.

H. Windows

Comments:

(1)

- In order to ensure the safe and proper function of the windows, it's recommended that a professional window glazer re-install the loose window springs.



H. Item 1(Picture) Guide spring is detached at the kitchen window.

(2)

- Due to the break down in the protective shield, it is recommended to always replace.

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

I NI NP D



H. Item 2(Picture) Thermal seal is damaged at kitchen window.



H. Item 3(Picture) Thermal seal is damaged at kitchen window.

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

I NI NP D



H. Item 4(Picture) Multiple windows around the home have damaged thermal seals.



H. Item 5(Picture) Multiple windows around the home have damaged thermal seals.

(3)

- In order to prevent the intrusion of flying insect into the home when the windows are open, it's recommended that the missing window screens be replaced.

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

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H. Item 6(Picture) Screens are missing from multiple windows around the home.

(4)

- For safety purposes and to prevent water intrusion into the home, it's recommended that the broken window pane be replaced by a professional window glazer.



H. Item 7(Picture) Cracked window in the second floor left rear bedroom.

I. Stairways (Interior and Exterior)

Comments:

J. Fireplaces and Chimneys

Chimney (exterior): Composition board

Operable Fireplaces: One

Types of Fireplaces: Vented gas logs

Number of Woodstoves: None

Comments:

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

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K. Porches, Balconies, Decks and Carports

[Comments:](#)

L. Other

[Comments:](#)

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. **All directional cues in this report are from the street facing the front of the home, unless a point of reference is used in the report image. All beginning sentences with "Note:" are not necessarily a deficiency, but a point of interest for the buyer to be aware of.**

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II. ELECTRICAL SYSTEMS

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

A. Service Entrance and Panels

Electrical Service Conductors: Below ground, Aluminum

Panel Capacity: 150 AMP

Panel Type: Circuit breakers

Electric Panel Manufacturer: General Electric

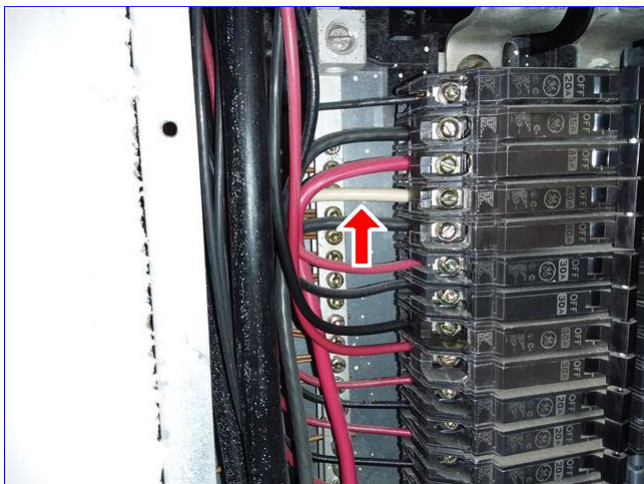
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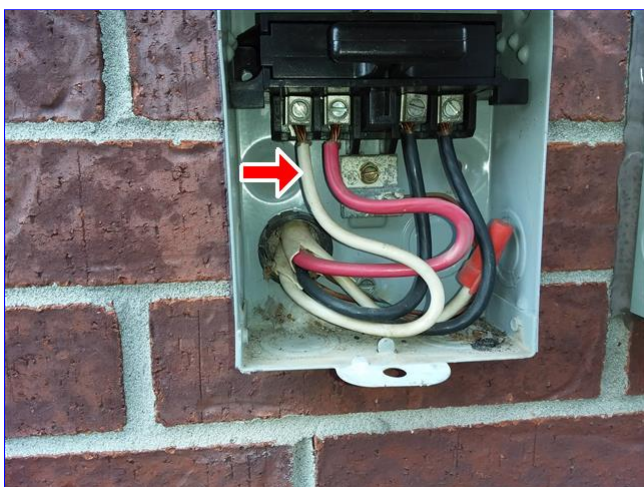
- Electrical wiring is color coded to help electrician determine the purpose of a wire and in order to properly label the wire as "Hot" the white wires listed in this report need to be marked with black.

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

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A. Item 1(Picture) White wires are not marked black in the electrical service panel.



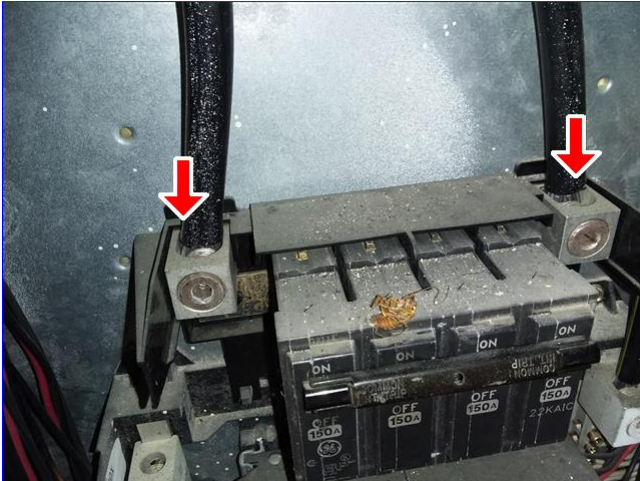
A. Item 2(Picture) White wires are not marked black in a/c cutoff switches at the left exterior.

(2)

- In order to prevent oxidation of the aluminum electric service line connection at the electric panel service box (which could lead to loose connections in the future), it's recommended that a licensed electrician apply the anti oxidant paste at the connections.

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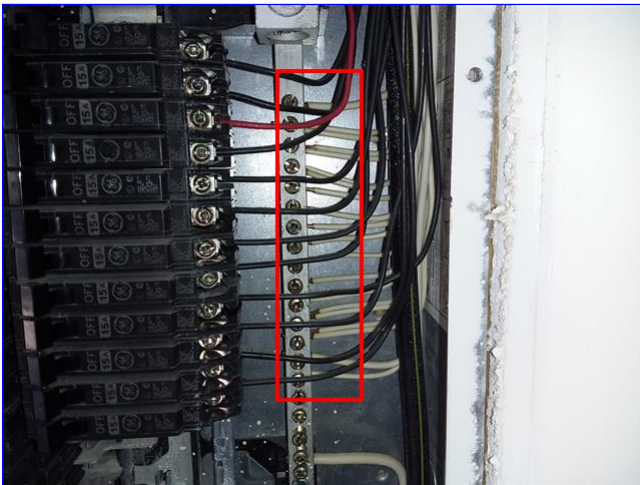
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A. Item 3(Picture) Aluminum wiring in electrical service panel is missing anti oxidant paste.

(3)

- In order to prevent the neutral wires from becoming loose, it is recommended to have a licensed electrician install each neutral wire on its own lug.



A. Item 4(Picture) Neutral wires are double lugged in the electrical service panel.

(4)

- In order to be properly grounded, it is recommended to have a licensed electrician properly secure the grounding cable.

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A. Item 5(Picture) Secondary ground wire is not attached to grounding rod.

(5)

- It is recommended that a licensed electrician inspect the items listed in this section of the report and make any necessary repairs and/or replacements.



A. Item 6(Picture) Arc fault breakers missing from the electrical service panel.

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Romex

Branch wire 15 and 20 amperage: Copper

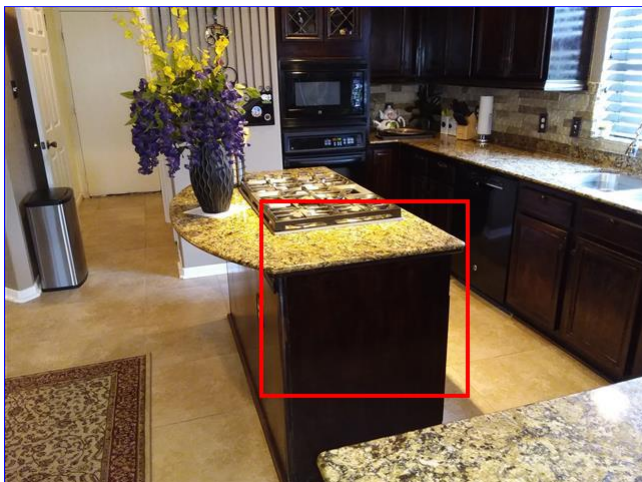
Comments:

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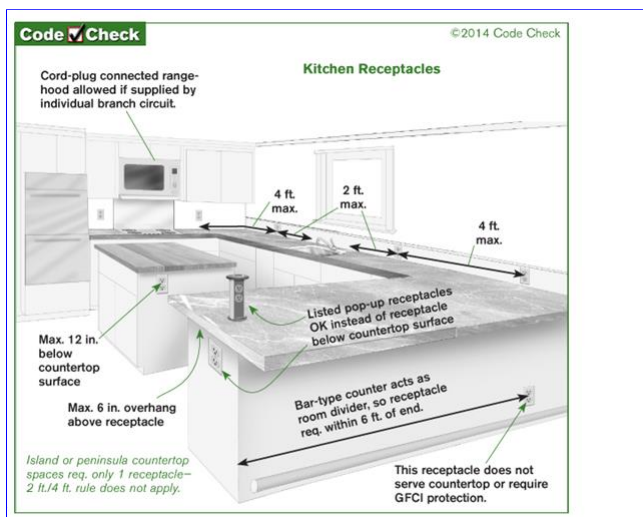
- In order to use an appliance on the island it is recommended that a licensed electrician install an electrical outlet receptacle in the proper areas.

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B. Item 1(Picture) There is not an electrical outlet receptacle in the island to service appliances.



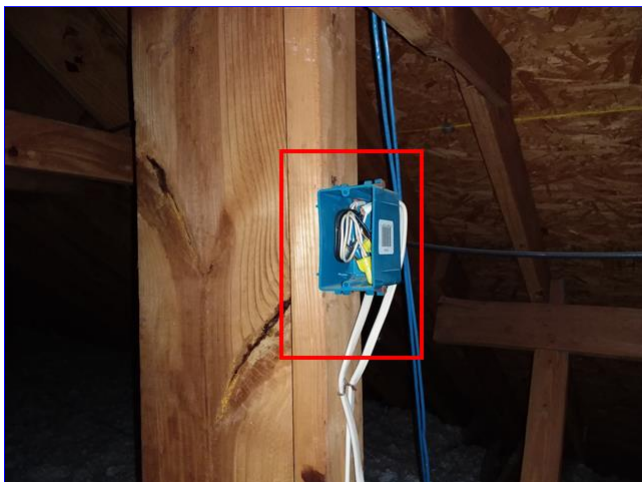
B. Item 2(Picture) Example of proper outlet placement in the kitchen.

(2)

- In order to help protect the occupants of the home and the internal electrical components, it's recommended that all missing or damaged cover plates for the electrical outlet receptacles and the light switches be replaced.

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B. Item 3(Picture) The cover is missing from the electrical outlet receptacle in the attic.

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. **All directional cues in this report are from the street facing the front of the home, unless a point of reference is used in the report image. All beginning sentences with "Note:" are not necessarily a deficiency, but a point of interest for the buyer to be aware of.**

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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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

A. Heating Equipment

Type of Systems: Forced Air

Energy Sources: Gas

Heat System Brand: York

Number of Heat Systems (excluding wood): Two

Comments:

B. Cooling Equipment

Type of Systems: Air conditioner unit

Central Air Manufacturer: York

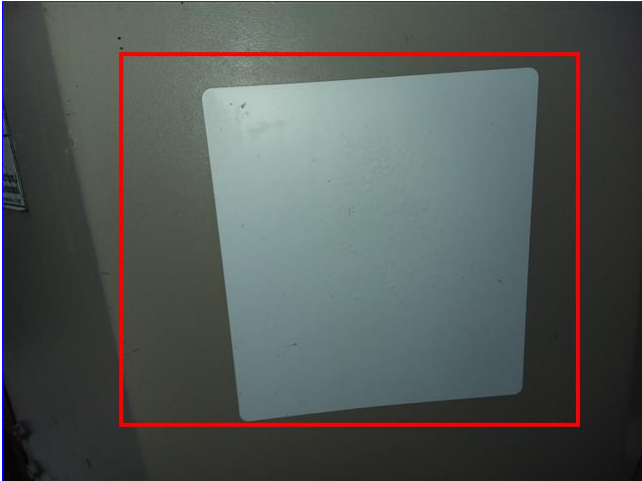
Comments:

(1)

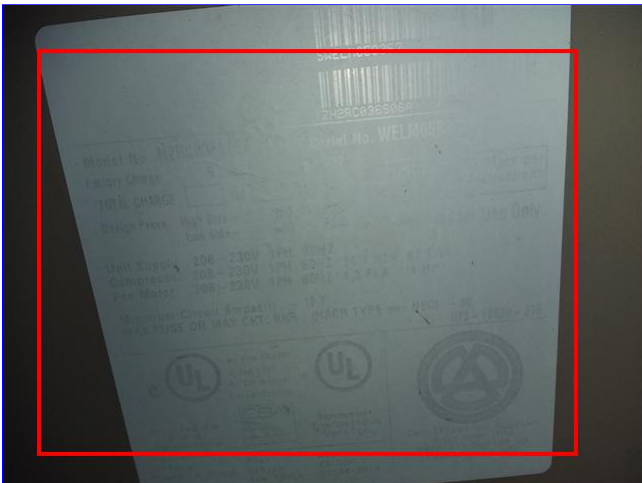
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I NI NP D



B. Item 1(Picture)



B. Item 2(Picture)

- (2)
- In order for the A/C system to run effectively and efficiently, it's recommended that the low pressure line be insulated.

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I NI NP D



B. Item 3(Picture) Refrigerant line insulation is inadequate.

C. Duct Systems, Chases, and Vents

Ductwork: Insulated

Filter Type: Disposable

Filter Size: Adequate

Comments:

- It is recommended to replace the filters with new filters that have rigid edges to them.



C. Item 1(Picture) Second floor return air filter needs to be replaced.

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. **All directional cues in this report are from the street facing the front of the home, unless a point of reference is used in the report image. All "Note:" are not necessarily a deficiency, but a point of interest for the buyer to be aware of.**

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. **All directional cues in this report are from the street facing the front of the home, unless a point of reference is used in the report image. All beginning sentences with "Note:" are not necessarily a deficiency, but a point of interest for the buyer to be aware of.**

A. Plumbing Supply Distribution Systems and Fixtures

Location of water meter: Street

Location of main water supply valve: Left Side

Static water pressure reading: 59 pounds/square inch

Water Source: Public

Plumbing Water Supply (into home): Not visible

Plumbing Water Distribution (inside home): CPVC

Water Filters: None

Comments:

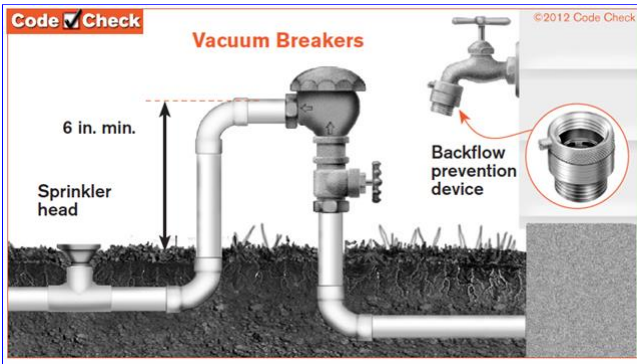
- In order to prevent the back flow of water into the home, it's recommended that backflow prevention devices be installed at all hose bibs on the home.

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

I NI NP D



A. Item 1(Picture) Anti backflow device is missing from left exterior hose bib.



A. Item 2(Picture) Example of proper backflow device.

B. Drains, Waste, and Vents

Washer Drain Size: 2" Diameter

Plumbing Waste: PVC

Comments:

(1)

- In order to prevent water intrusion behind the shower surrounds, it's recommended that the spout, shower head escutcheon and hot/cold faucet escutcheon be sealed to the shower surround.

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I NI NP D



B. Item 1(Picture) Recommend to seal the spout and escutcheon plate in the second floor hallway bathroom.

(2)

- In order to prevent water intrusion behind the shower surrounds, it's recommended that the corner joints, shower head escutcheon and hot/cold faucet escutcheon be sealed to the shower surround.

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I NI NP D



B. Item 2(Picture) Caulking and grout are missing from master shower enclosure.



B. Item 3(Picture) Caulking and grout are missing from master shower enclosure.



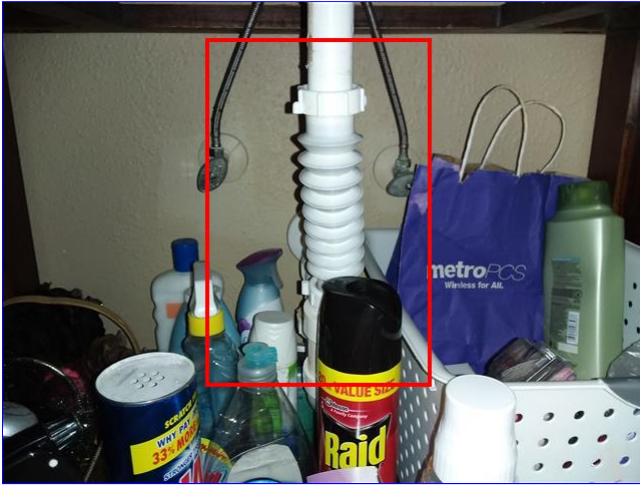
B. Item 4(Picture) Caulking and grout are missing from master shower enclosure.

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

I NI NP D

(3)

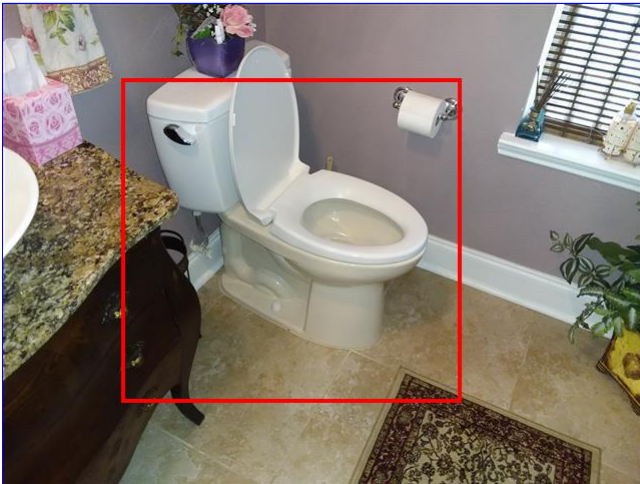
- Plumbing drain lines must have a smooth interior wall in order for it to be allow in a sewer drain line. It's recommended that a licensed plumber replace the corrugated plumbing with the proper drain pipe.



B. Item 5(Picture) Corrugated drain piping is improper at the master bathroom left vanity.

(4)

- In order to prevent a water leaks and damage to the toilet, it's recommended that a license plumber secure the loose toilet base.



B. Item 6(Picture) Toilet in the first floor powder room is not secure to the floor.

(5)

- It's recommended that a licensed plumber inspect the item(s) listed in this section of the report and make any necessary repairs or replacements.

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

I NI NP D



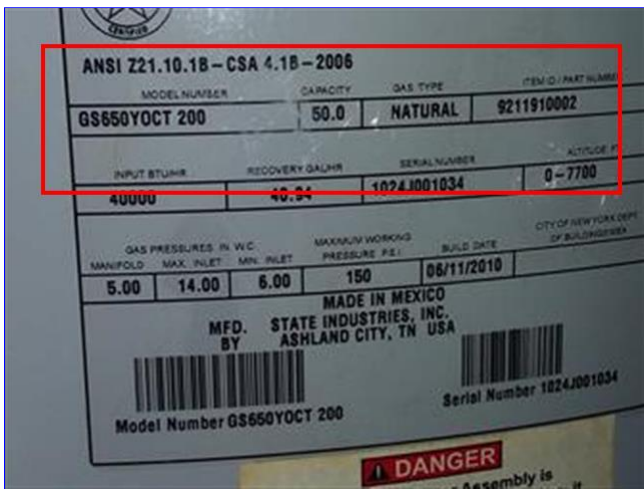
B. Item 7(Picture) Plumbing drain for vanity in the first floor powder room is incorrect.

C. Water Heating Equipment

Energy Sources: Gas (quick recovery)
Capacity (Water Heater): 50 Gallon (2-3 people)
Water Heater Manufacturer: State
 Ser#: 9211910002
Water Heater Location: Attic

Comments:

- (1)
- Model and serial number in this image.

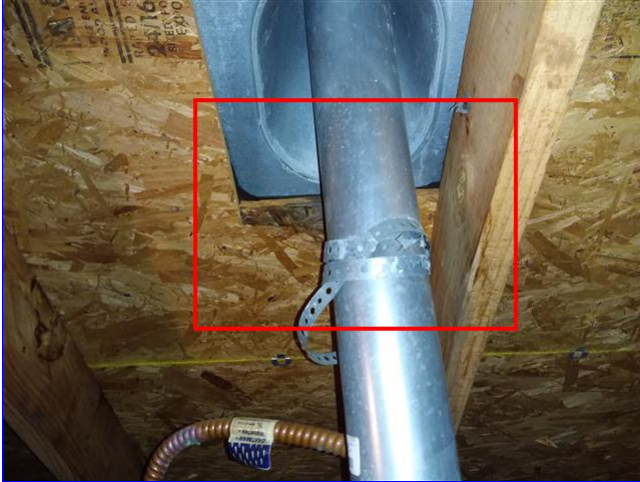


C. Item 1(Picture) Model and serial number in this image.

- (2) In order to prevent the vent pipe from moving, it is recommended to have a licensed professional carpenter install a strap.

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

I NI NP D



C. Item 2(Picture) Vent strap is missing from the water heater vent pipe.

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. **All directional cues in this report are from the street facing the front of the home, unless a point of reference is used in the report image. All "Note:" are not necessarily a deficiency, but a point of interest for the buyer to be aware of.**

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V. APPLIANCES

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable. **All directional cues in this report are from the street facing the front of the home, unless a point of reference is used in the report image. All beginning sentences with "Note:" are not necessarily a deficiency, but a point of interest for the buyer to be aware of.**

A. Dishwashers

Dishwasher Brand: General Electric

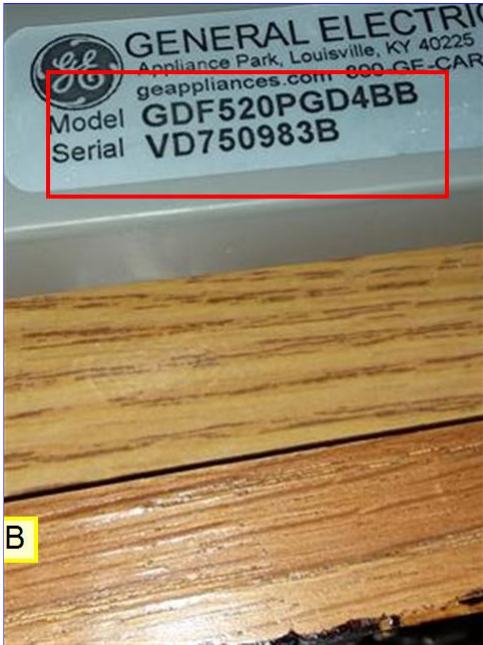
Serial #: VD750983B

Other Appliances: Refrigerator

Comments:

(1)

- Model and serial number in this image.



A. Item 1(Picture) Model and serial number in this image.

(2)

- In order to prevent back flow of dirty water back into the dishwasher tub, it's recommended that a high loop be installed at the dishwasher drain.

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I NI NP D



A. Item 2(Picture) High loop is missing from the dishwasher drain line in the kitchen.

B. Food Waste Disposers

Disposer Brand: Badger

Serial #: 14111908854

Comments:

- Model and serial number in this image.



B. Item 1(Picture) Model and serial number in this image.

C. Range Hood and Exhaust Systems

Exhaust/Range hood: None

Comments:

D. Ranges, Cooktops and Ovens

Range/Oven: General Electric

Serial #: LD672711Q

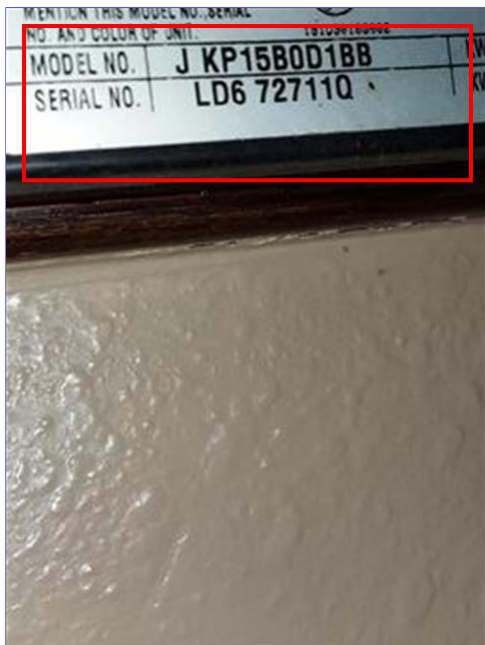
I = Inspected NI = Not Inspected NP = Not Present D = Deficient

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Comments:

(1)

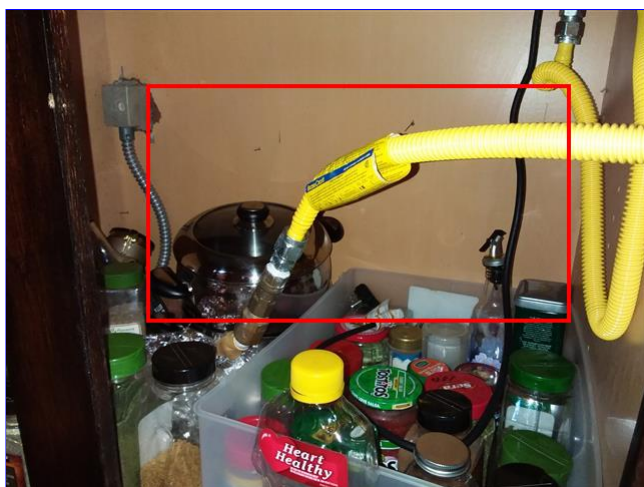
- Model and serial number in this image.



D. Item 1(Picture) Model and serial number in this image.

(2)

- In order for the stove ignitors to work properly, it is recommended to have a licensed electrician install an electrical outlet receptacle installed under the cabinet.



D. Item 2(Picture) There is no electrical outlet receptacle under the cooktop to plug it in to.

(3)

- In order to be able to see the cooking item without opening the oven door, it's recommended that the burnt out or missing bulb be replaced.

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I NI NP D



D. Item 3(Picture) Oven light is inoperable.

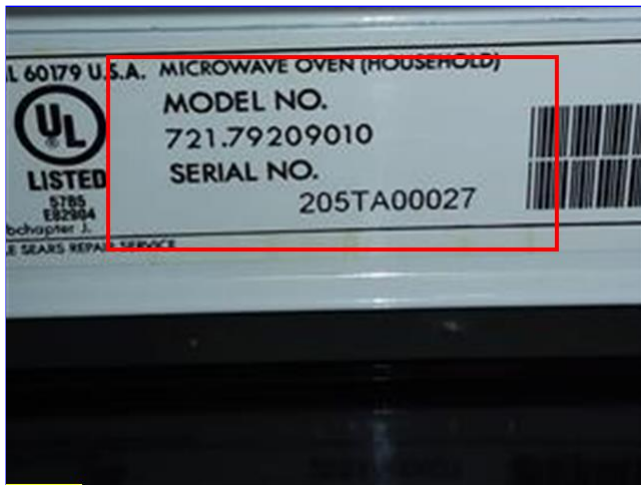
E. Microwave Ovens

Built in Microwave: Kenmore

Serial #: 205TA00027

Comments:

- Model and serial number in this image.



E. Item 1(Picture) Model and serial number in this image.

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

G. Garage Door Operator(s)

Comments:

H. Dryer Exhaust Systems

Comments:

I. Other

Comments:

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

I NI NP D

- Model and serial number in this image.



I. Item 1(Picture) Model and serial number in this image.

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. **All directional cues in this report are from the street facing the front of the home, unless a point of reference is used in the report image. All "Note:" are not necessarily a deficiency, but a point of interest for the buyer to be aware of.**

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VI. OPTIONAL SYSTEMS

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- 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:
- H. Gas Supply System**
Comments:
- I. Whole-House Vacuum Systems**
Comments:

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