

Inspection Report

Wafik Tadros

Property Address:
13727 Colwood Court
Richmond TX 77407



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: Wafik Tadros
(Name of Client)

Concerning: 13727 Colwood Court, Richmond, TX 77407
(Address or Other Identification of Inspected Property)

By: BYRON LEE TREC #23870 / HG HOME INSPECTION 9/26/2020
(Name and License Number of Inspector) (Date)

(Name, License Number of Sponsoring Inspector)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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

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

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

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

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

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

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

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

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

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

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

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

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

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

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

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

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

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR:

Standards of Practice:

TREC Texas Real Estate Commission

In Attendance:

Customer

Type of building:

Single Family (2 story)

Style of Home:

Traditional

Approximate age of building:

Under 10 Years

Home Faces:

NE

Temperature:

Over 65 (F) = 18 (C)

Weather:

Cloudy

Ground/Soil surface condition:

Damp

Rain in last 3 days:

Yes

Comments: Set by agent/SL

WDI -

Requested Byron

Referral: Realtor

Rooms:

Utilities On: None

People Present at Inspection: Buyer, Buyer Agent

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

I NI NP D

I. STRUCTURAL SYSTEMS

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

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I NI NP D



roof surface



blown insulation 12 inches



stick built roof structure with radiant barrier

A. Foundations

Type of Foundation (s): Poured concrete

Method used to observe Crawlspace: No crawlspace

Comments:

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I NI NP D

- (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 foundation has large corner pop(s) that are larger than 4 inches. Further deterioration will occur if not corrected. I recommend having a qualified person make repairs as needed.



A. Item 1(Picture) front left



A. Item 2(Picture) rear left



A. Item 3(Picture) rear



A. Item 4(Picture) rear right

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I NI NP D

B. Grading and Drainage

Comments:

(1) The downspout is damaged at the exterior. A qualified person should repair or replace as needed.



B. Item 1(Picture) right



B. Item 2(Picture) front left

(2) 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.

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

I NI NP D



B. Item 3(Picture) front right



B. Item 4(Picture) garage left



B. Item 5(Picture) left

(3) Downspouts discharges onto roofing surface in areas of the roof. Deterioration could occur if not corrected. I recommend having a qualified contractor make repairs as needed.

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

I NI NP D



B. Item 6(Picture) front

C. Roof Covering Materials

Types of Roof Covering: Architectural

Viewed from: Ground, Binoculars

Extra Info: Aerial Photography

Roof Ventilation: Soffit Vents, Passive

Comments:

- (1) This inspection does not warrant against roof leaks.
- (2) The steep pitches in areas of the roof limited the inspection to areas that were safely accessible at the time of inspection.
- (3) 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.

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

I NI NP D



C. Item 1(Picture) right



C. Item 2(Picture) rear left



C. Item 3(Picture) rear right

(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)

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

I NI NP D



C. Item 4(Picture) rear

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



C. Item 5(Picture) rear

(6) The plumbing and appliance venting at roof level does not have adequate weather coating (Paint) to

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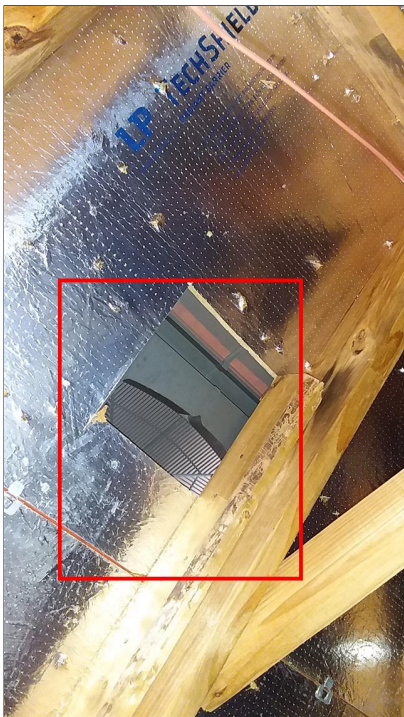
I NI NP D

prevent premature deterioration. This is not considered to be today's standard. I recommend having a qualified person make repairs as needed.



C. Item 6(Picture) rear

(7) Passive vent screens are loose at the exterior areas. This is a maintenance issue and is for your information. A qualified person should repair or replace as needed.



C. Item 7(Picture)

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

I NI NP D

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



C. Item 8(Picture)

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



C. Item 9(Picture) rear left

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: 12 inches

Approximate Average Thickness of Vertical Insulation: None

Attic info: Pull Down stairs

Comments:

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

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

I NI NP D



D. Item 1(Picture) unable to inspect garage attic

(2) 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.



D. Item 2(Picture) rear

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

I NI NP D

(3) There is damaged decking in the attic. This is considered cosmetic. I recommend having a qualified person evaluate and repair as needed.



D. Item 3(Picture)

E. Walls (Interior and Exterior)

Wall Structure: Wood

Comments:

(1) The trim exterior is loose. Deterioration can eventually occur if not corrected. A qualified contractor should inspect and repair as needed.

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

I NI NP D



E. Item 1(Picture) right

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

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

I NI NP D



E. Item 2(Picture) right



E. Item 3(Picture) right



E. Item 4(Picture) multiple areas

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

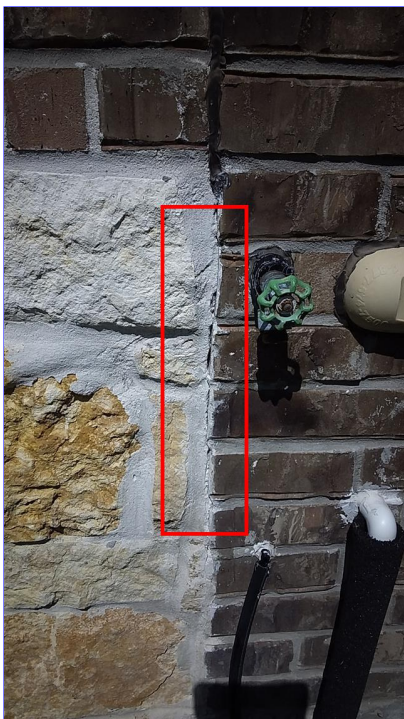
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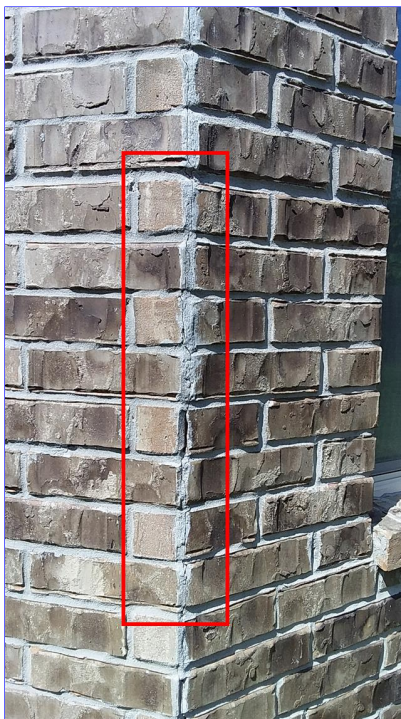


E. Item 5(Picture) front

(4) 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.



E. Item 6(Picture) front right



E. Item 7(Picture) rear right

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

I NI NP D

(5) Lintels above exterior doors are showing signs of deterioration. Further deterioration may occur if lintels are not primed and painted. A qualified person should repair as needed.



E. Item 8(Picture) garage



E. Item 9(Picture) patio

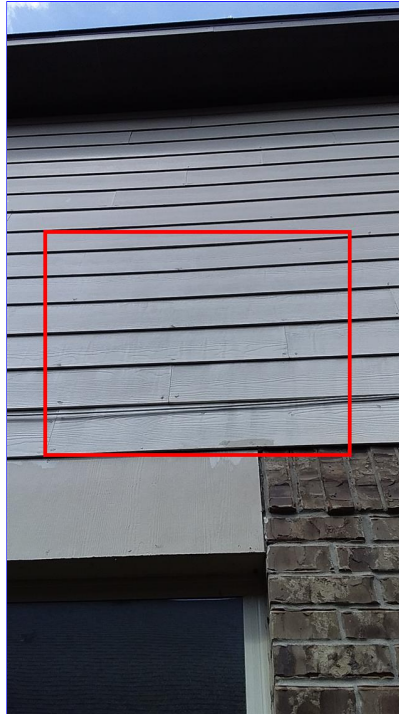
(6) The siding exterior has caulking that is weathered or missing and some lifted nails. Deterioration can eventually occur if not corrected. A qualified person should repair as needed.

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

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E. Item 10(Picture) left



E. Item 11(Picture) multiple areas

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



E. Item 12(Picture) living room

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

I NI NP D

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



E. Item 13(Picture) laundry room

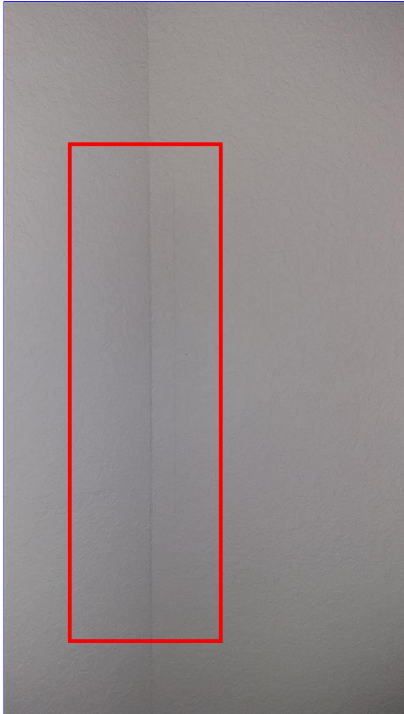


E. Item 14(Picture) multiple areas

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

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

I NI NP D



E. Item 15(Picture) primary bedroom right

(10) 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.



E. Item 16(Picture) rear left



E. Item 17(Picture) rear left

F. Ceilings and Floors

Floor Structure: Slab

Floor System Insulation: NONE

Ceiling Structure: 6" or better

Comments:

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

I NI NP D

(1) The sub floor squeaks in areas (nuisance only). This damage is considered cosmetic. A qualified person should repair or replace as needed.



F. Item 1(Picture) right bath upstairs

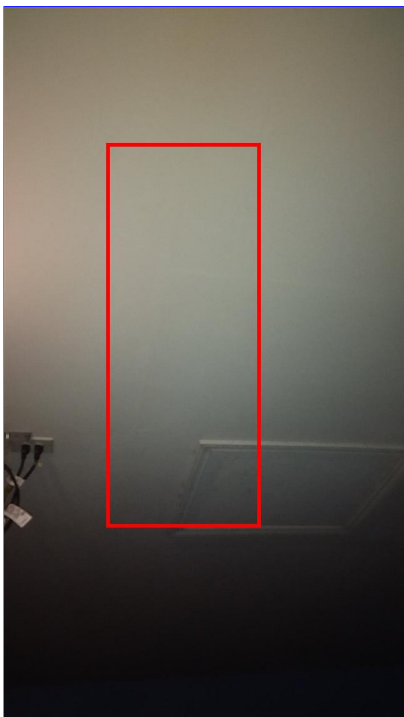


F. Item 2(Picture) multiple areas upstairs

(2) 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.

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

I NI NP D



F. Item 3(Picture) garage



F. Item 4(Picture) left front bedroom closet

G. Doors (Interior and Exterior)

[Comments:](#)

The entry door is damaged in areas. This is a maintenance issue and is for your information. 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 1(Picture) left bath upstairs

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.

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

I NI NP D



H. Item 1(Picture) front



H. Item 2(Picture) multiple windows exterior



H. Item 3(Picture) primary bedroom



H. Item 4(Picture) multiple windows interior

(2) 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.

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

I NI NP D



H. Item 5(Picture) rear

(3) 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 6(Picture) rear

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

I NI NP D

(4) Some windows do not operate in areas. This is a maintenance issue and is for your information. A qualified person should repair or replace as needed.



H. Item 7(Picture) dining room



H. Item 8(Picture) primary bedroom



H. Item 9(Picture) breakfast area

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

| I | NI | NP | D |
|---|----|----|---|
|---|----|----|---|

I. Stairways (Interior and Exterior)

Comments:

J. Fireplaces and Chimneys

Chimney (exterior): Cement Fiber

Operable Fireplaces: One

Types of Fireplaces: Gas/LP Log starter

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) The (Burn Area) for the fireplace at the living room is not properly sealed. This burn area should be fireproof. Any repairs should be performed according to the manufacturer's specifications.



J. Item 1(Picture)

K. Porches, Balconies, Decks and Carports

Comments:

The weight load capabilities are not part of this inspection.

L. Other

Comments:

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

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

I NI NP D



L. Item 1(Picture)

(2) The concrete drive at the front 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) left

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

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

I NI NP D



L. Item 3(Picture)

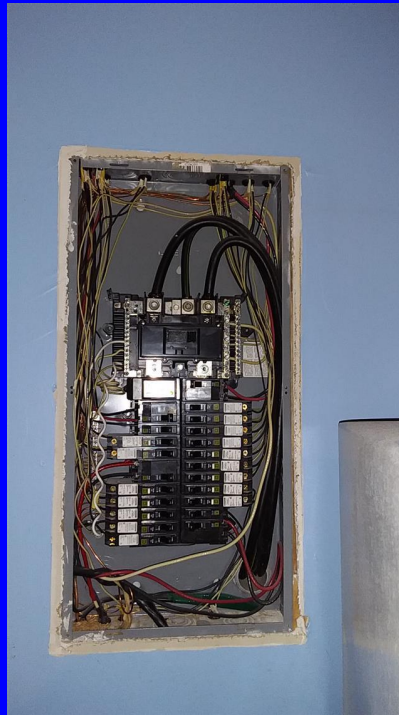
The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be 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 garage 200 amp

A. Service Entrance and Panels

Electrical Service Conductors: Below ground

Panel Capacity: 200 AMP

Panel Type: Circuit breakers

Electric Panel Manufacturer: Square D

Comments:

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

(2) Did not trip exterior and garage outlets due to occupants belongings in garage. This is for your information.



B. Item 1(Picture)

(3) There are GFCI protected circuits in areas that are not required. This is not considered to be today's standard. I recommend having a qualified electrician make repairs as needed.



B. Item 2(Picture) breakfast area left



B. Item 3(Picture) dining room left

(4) "Three-prong" outlets are loose in wall. 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 4(Picture) living room



B. Item 5(Picture) kitchen outlets



B. Item 6(Picture) multiple outlets interior

(5) The wall switch purpose is unknown (could not identify) in areas. This is for your information. 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 7(Picture) dining room left

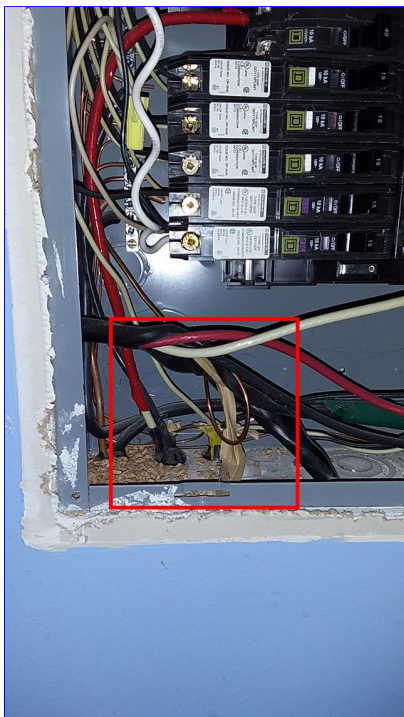


B. Item 8(Picture) right of kitchen sink

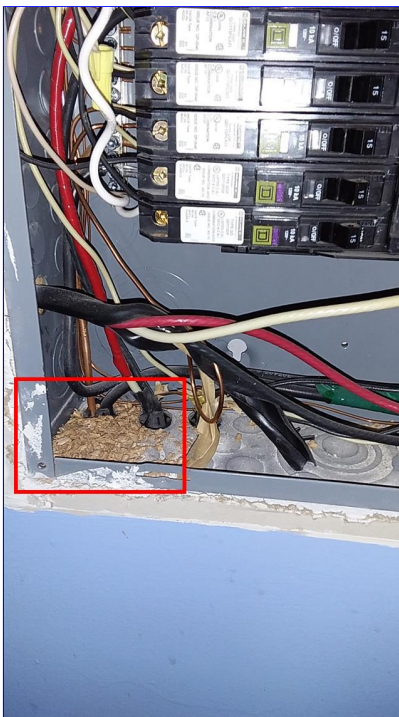
(6) Problem(s) discovered with Branch Circuits such as amateur wiring installation doubled wiring at neutral/grounding bar, and any other problems that an electrical contractor may discover while performing repairs need correcting. I recommend a licensed electrical contractor inspect further and correct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

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

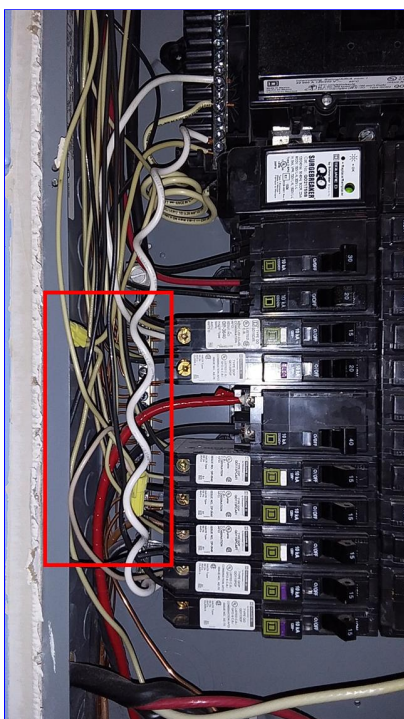
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B. Item 9(Picture) excess sheathing present



B. Item 10(Picture) combustible debris present



B. Item 11(Picture) splices present

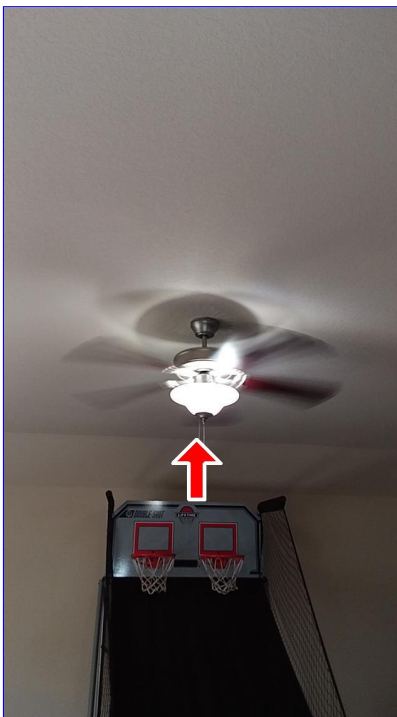
(7) The ceiling fan "wobbles" in areas. Some fans that wobble cannot be corrected without replacement. A qualified licensed electrical contractor should perform repairs that involve wiring.

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

I NI NP D



B. Item 12(Picture) primary bedroom



B. Item 13(Picture) common area upstairs

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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I NI NP D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

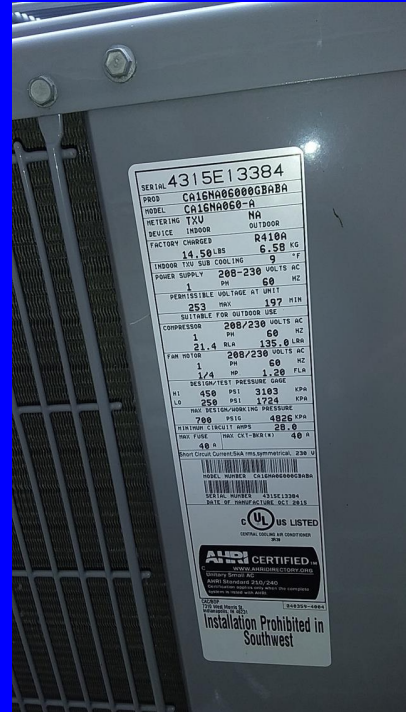
The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution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

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

I NI NP D



ac unit exterior right



ac data plate



gas furnace attic



insulated ducts attic

A. Heating Equipment

Type of Systems: Forced Air

Energy Sources: Gas

Heat System Brand: Carrier

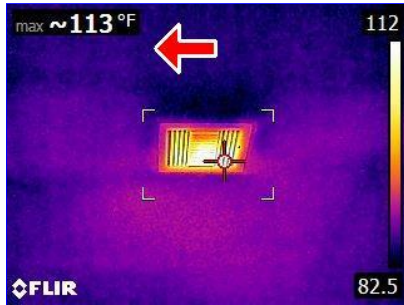
Number of Heat Systems (excluding wood): One

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

I NI NP D

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.



A. Item 1(Picture)

B. Cooling Equipment

Type of Systems: Air conditioner unit

Central Air Manufacturer: Carrier

Comments:

- (1) It is recommended to have HVAC systems serviced annually.
- (2) The emergency overflow drain pan for the HVAC system is showing signs of deterioration. Further deterioration may occur if not corrected. I recommend having a qualified person make repairs as needed.



B. Item 1(Picture)

- (3) The air handler is deteriorated in areas. This is a maintenance issue and should be repaired. I recommend service or repair as needed.

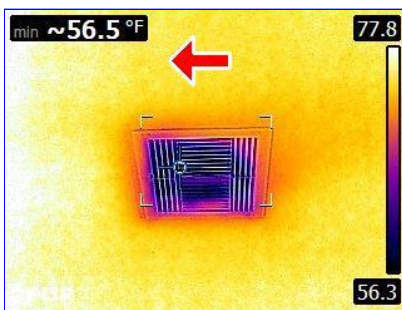
I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I NI NP D



B. Item 2(Picture)

(4) 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 degrees and 22 degrees which indicates that the unit is cooling as intended. The supply air temperature on your system read 57 degrees and the return air temperature was 76 degrees. This indicates the range in temperature drop is normal.



B. Item 3(Picture) supply



B. Item 4(Picture) return

C. Duct Systems, Chases, and Vents

Ductwork: Insulated
Filter Type: Washable
Filter Size: N/A
Comments:

- (1) I recommend changing all HVAC filters upon move in.
- (2) The supply is in contact with each other in the attic. Separation is needed to prevent possible condensation.

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

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C. Item 1(Picture)

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 58 psi



sediment filter kitchen sink



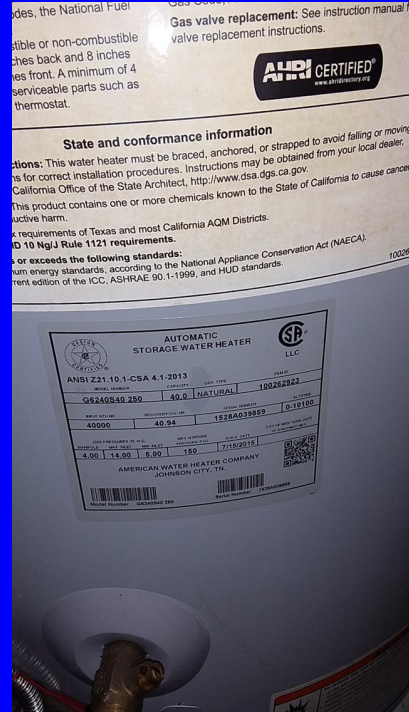
whole house water conditioner
garage

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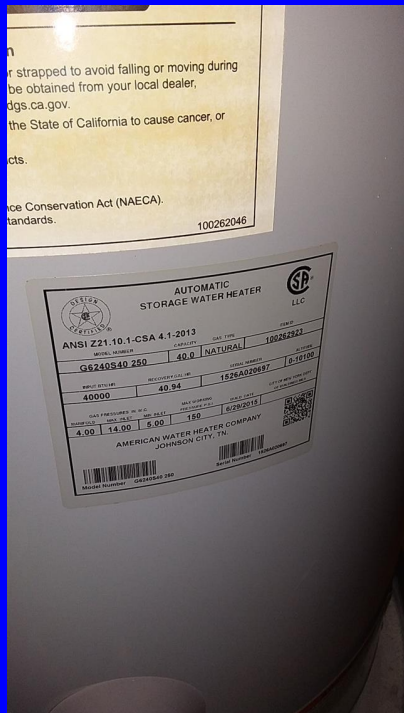
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water shut off garage right



data plate left unit



data plate right unit



40 gallon water heaters attic

A. Plumbing Supply Distribution Systems and Fixtures

Location of water meter: Street, Front, Right Side

Location of main water supply valve: Front, Left Side

Extra Info: garage

Static water pressure reading: 58 pounds/square inch

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

I NI NP D

Water Source: Public

Plumbing Water Supply (into home): Pex

Plumbing Water Distribution (inside home): PEX

Water Filters: Whole house conditioner, (We do not inspect filtration systems)

Comments:

The outside water faucet leaks at anti-siphon at the exterior areas. Repairs are needed. A qualified licensed plumber should repair or correct as needed.



A. Item 1(Picture) front right

B. Drains, Waste, and Vents

Washer Drain Size: 2" Diameter

Plumbing Waste: PVC

Comments:

(1) The toilet is loose at tank mount at the bath areas. This is not considered up to today's standard. A qualified licensed plumber should repair or correct as needed.

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

I NI NP D



B. Item 1(Picture) half bath



B. Item 2(Picture) primary bath



B. Item 3(Picture) left bath upstairs

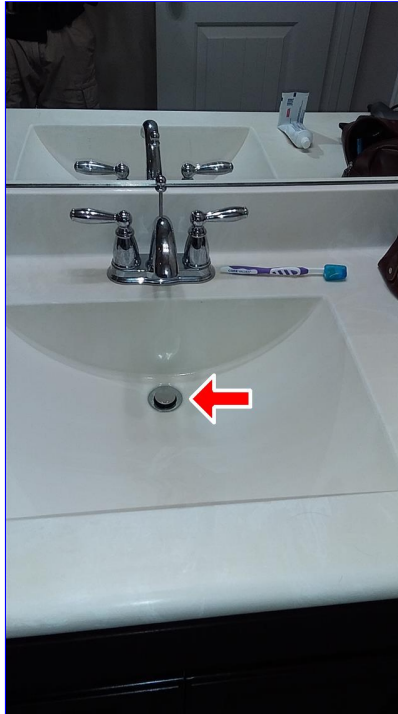
(2) The bath sink stopper mechanism is not working properly. I recommend repairs as needed.

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

I NI NP D



B. Item 4(Picture) right sink
primary bath



B. Item 5(Picture) right bath
upstairs



B. Item 6(Picture) left bath
upstairs

C. Water Heating Equipment

Energy Sources: Gas (quick recovery)

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

I NI NP D

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

Water Heater Manufacturer: American

Water Heater Location: Attic

Comments:

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 1(Picture) left

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.

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

I NI NP D

V. APPLIANCES

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



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A. Dishwashers

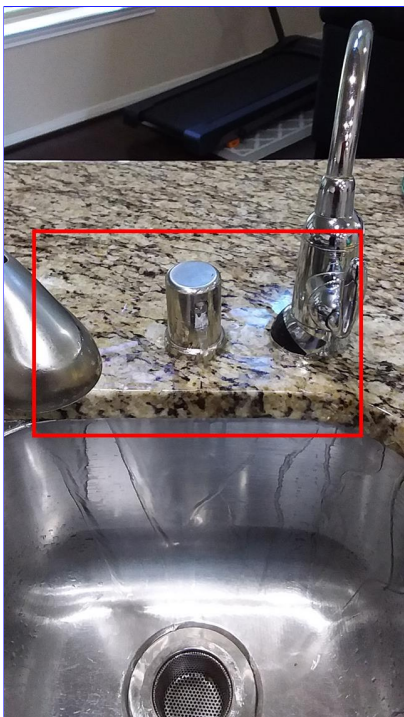
Dishwasher Brand: Frigidaire

Comments:

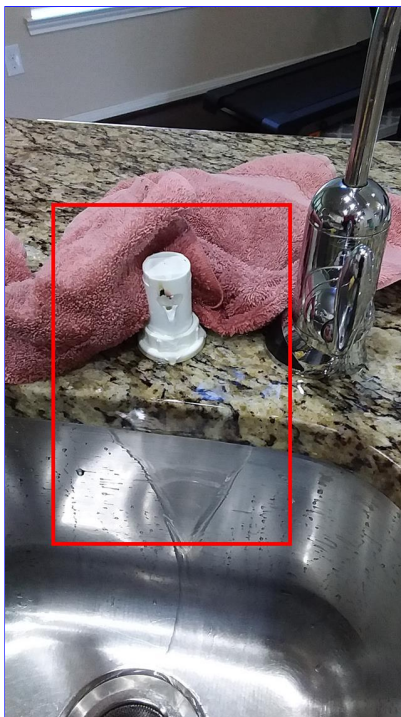
- (1) The dishwasher does not have a wall switch to prevent children from operating. I recommend repair as necessary.
- (2) The dishwasher was unable to complete the full cycle as the drain is clogged. I recommend repair by a qualified person.

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

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A. Item 1(Picture)



A. Item 2(Picture)

B. Food Waste Disposers

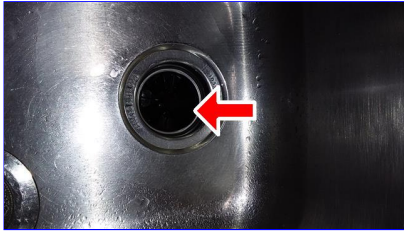
Disposer Brand: Badger

Comments:

- (1) Tested and working properly at the time of inspection.
- (2) The food disposer is rusted inside at the blades. I recommend repair as needed.

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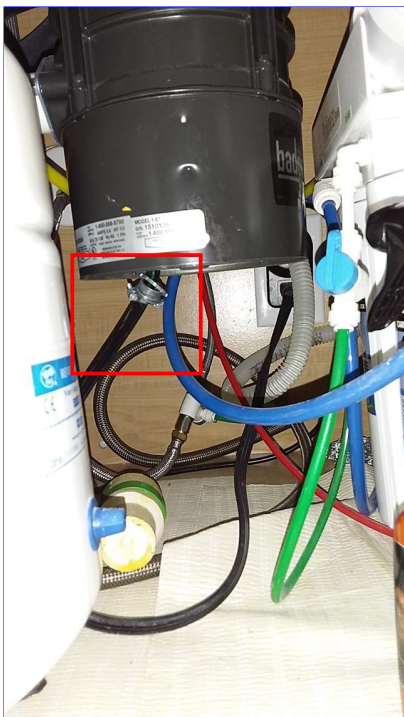


B. Item 1(Picture) kitchen



B. Item 2(Picture) garage

(3) The food disposer wiring is missing a wire connector (anti-strain device). I recommend repair as needed.



B. Item 3(Picture) kitchen



B. Item 4(Picture) garage

(4) The food disposer would not operate or is non functional. I recommend repair as needed.

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

I NI NP D



B. Item 5(Picture) garage

C. Range Hood and Exhaust Systems

Exhaust/Range hood: Unknown Brand

Comments:

- (1) Tested and working properly at the time of inspection.
- (2) The range hood fan did not work when tested. I recommend repair or replace as needed.

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

I NI NP D



C. Item 1(Picture) garage

(3) The range hood fan is vented with incorrect material. I recommend repair or replace as needed.



C. Item 2(Picture) incorrect vent pipe



C. Item 3(Picture) right

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

I NI NP D

D. Ranges, Cooktops and Ovens

Range/Oven: Frigidaire, General Electric

Comments:

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



D. Item 1(Picture)



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



D. Item 3(Picture) lower oven tested at 350 degrees



D. Item 4(Picture) lower oven tested at 350 degrees

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

I NI NP D

(2) The control knobs (on cook top) are difficult to read or understand setting. I recommend repair as needed.



D. Item 5(Picture)

(3) The front right burner (on cook top) did not work when tested. I recommend repair as needed.

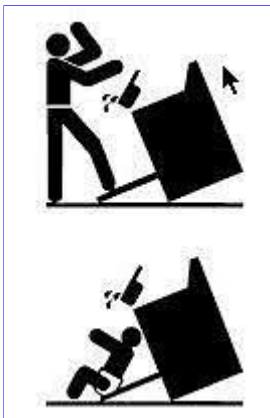


D. Item 6(Picture)

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

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(4) 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 7(Picture) anti tip



D. Item 8(Picture) garage

(5) The oven door (on oven) is damaged. I recommend repair as needed.



D. Item 9(Picture) garage

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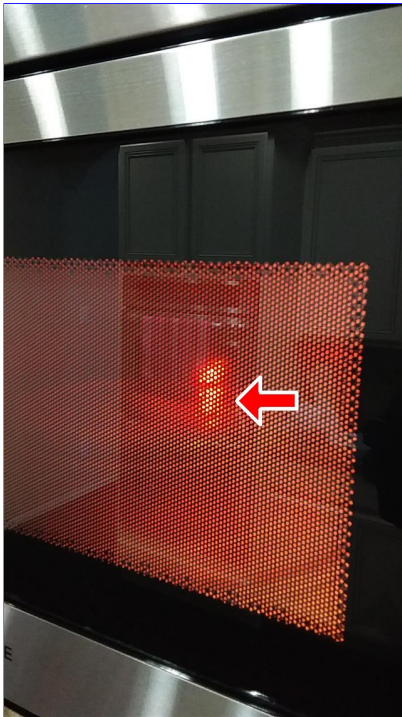
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E. Microwave Ovens

Built in Microwave: Frigidaire

Comments:

Tested and working properly at the time of inspection.



E. Item 1(Picture)

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

The exhaust fan has a damaged vent cover outside. This may allow insects or critters to enter home. 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) right

G. Garage Door Operator(s)

Comments:

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



G. Item 1(Picture)

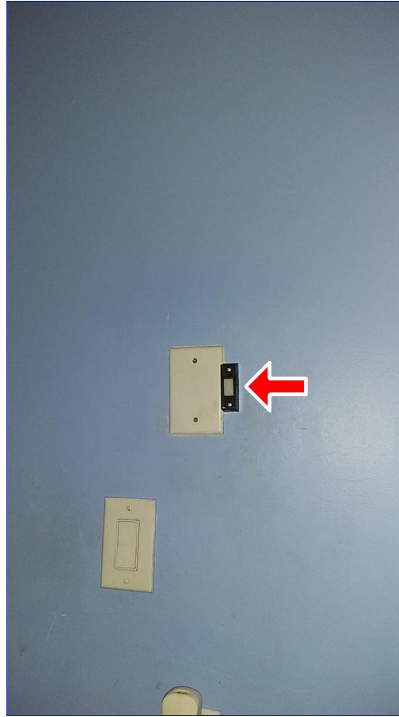
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(2) The garage door opener is in place but is not operational.



G. Item 2(Picture)



G. Item 3(Picture)

H. Dryer Exhaust Systems

[Comments:](#)

The dryer vent piping is long and vertical which can trap lint at elbow. Vent pipes should be cleaned regularly if they are longer than normal (10 feet or more) or vented vertically. I recommend repair as needed.

I. Other

[Comments:](#)

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

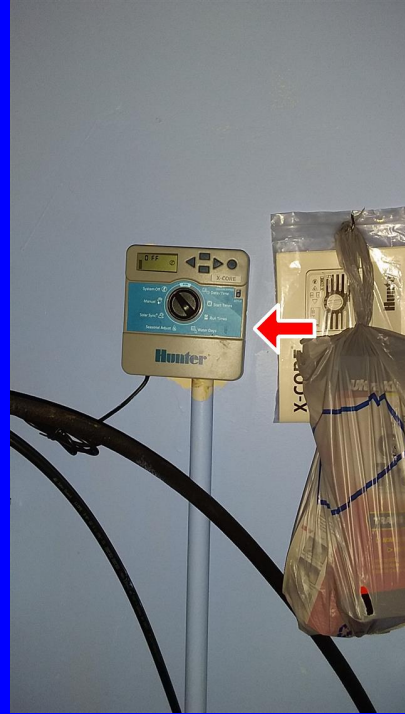
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VI. OPTIONAL SYSTEMS



sprinkler shut off rear right



sprinkler control system garage

A. Landscape Irrigation (Sprinkler) Systems

Comments:

- (1) Tested and working properly at the time of inspection however some sprinkler heads spray patterns will need adjustment or replacement.
- (2) The backflow preventer is not properly secured to the wall. I recommend repair by a qualified person.

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

I NI NP D



A. Item 1(Picture) right

(3) The sprinkler system back flow preventer handles are deteriorated. I recommend having a qualified person make repairs as needed.



A. Item 2(Picture)

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

| I | NI | NP | D |
|---|----|----|---|
|---|----|----|---|

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:](#)