



Inspection Report

Israel Cuatianquiz-Hernandez

Property Address:
315 Peacedale Court
Houston TX 77015



HG Home Inspection

**Kristi Hart TREC# 21276
2020 N Loop W #106
Houston, TX 77018**

PROPERTY INSPECTION REPORT

Prepared For: Israel Cuatianquiz-Hernandez

(Name of Client)

Concerning: 315 Peacedale Court, Houston, TX 77015

(Address or Other Identification of Inspected Property)

By: Kristi Hart TREC# 21276 / HG Home Inspection 7/29/2020

(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 and their agent, Seller

Type of building:

Single Family (1 story)

Style of Home:

Traditional

Approximate age of building:

Over 25 Years

Home Faces:

West

Temperature:

Over 65 (F) = 18 (C)

Weather:

Light Rain

Ground/Soil surface condition:

Wet

Rain in last 3 days:

Yes

Comments: set by agent mg

will attend

Pest Ballards

Referral: Mailer

Rooms:

Utilities On: None

People Present at Inspection: Inspector

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

I NI NP D

I. STRUCTURAL SYSTEMS

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



Roof structure stick built



5 inches of blown insulation



5 inches of batt insulation



Roof covering

A. Foundations

Type of Foundation (s): Poured concrete

Method used to observe Crawlspace: No crawlspace

Comments:

- (1) This is not an engineering report, but is only an opinion based on observation of conditions known to be related to foundation performance, using the knowledge and experience of the inspector.
- (2) There is vegetation obstructing clear visibility of foundation. This limits full inspection of foundation condition and can create conducive condition for certain types of wood destroying insects. I recommend removing vegetation and having a qualified person inspect foundation wall and pest control company inspect and treat as needed.

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

I NI NP D



A. Item 1(Picture) Front right of home

(3) Typical settlement cracks in the concrete slab. A crack in the slab can range from typical needing no repair to settlement or shifting which can be expensive to correct. A qualified licensed general contractor should inspect further and repair as needed.



A. Item 2(Picture) Right side of home

(4) The foundation is showing signs of movement. I recommend consulting with a Structural Engineer or foundation professional.

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A. Item 3(Picture) Base point of measurement main entry



A. Item 4(Picture) Point of measurement rear of master bedroom

B. Grading and Drainage

Comments:

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



B. Item 1(Picture) Front of home

(2) The gutter is missing end cap at the exterior. Erosion can continue or become worse if not corrected. A qualified person should repair or replace as needed.

(3) The home does not appear to have adequate drainage. This will cause erosion if not corrected. I recommend having a qualified person install needed gutters.

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B. Item 2(Picture) Front left side of home



B. Item 3(Picture) Front right side of home

(4) The downspout needs an extension and a buried drain line to carry water away from the home at the front of home.



B. Item 4(Picture) Front of home



B. Item 5(Picture) Front of home

(5) The landscape at the exterior of the home has standing water this may require a trench or drain if water continues to stand or puddle after rain. I recommend having a qualified person make landscape adjustments as needed.



B. Item 6(Picture) Rear of home

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C. Roof Covering Materials

Types of Roof Covering: Architectural

Viewed from: Ground

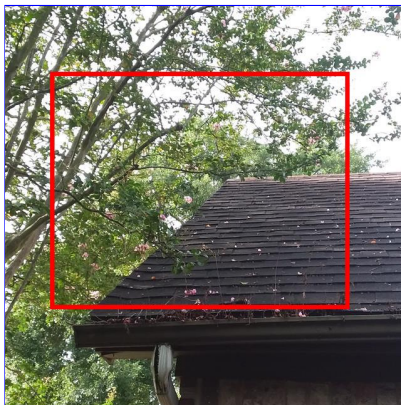
Roof Ventilation: Gable vents, Turbines, Passive

Comments:

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



C. Item 1(Picture) Front of home



C. Item 2(Picture) Front of home



C. Item 3(Picture) Rear of home

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

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C. Item 4(Picture) Front right of home

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



C. Item 5(Picture) Excessive wear



C. Item 6(Picture) Excessive wear

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



C. Item 7(Picture) Rear of home

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D. Roof Structures and Attics

Method used to observe attic: Walked

Viewed from: Attic

Roof Structure: Stick-built

Attic Insulation: Blown, Batt

Approximate Average Depth of Insulation: less than 6 inches

Approximate Average Thickness of Vertical Insulation: less than 6 inches

Attic info: Pull Down stairs

Comments:

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



D. Item 1(Picture)

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



D. Item 2(Picture)

(3) The roof sheathing is installed without the recommended "H" clips that are designed to increase the roof decking stability. It is not cost effective to repair until next roof.

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I NI NP D



D. Item 3(Picture) Attic

(4) The pull down stairs missing nut to secure step. Injury could result if not repaired. A qualified person should repair or replace as needed.



D. Item 4(Picture)

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



D. Item 5(Picture)

E. Walls (Interior and Exterior)

Wall Structure: Wood

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I NI NP D

Comments:

(1) 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 1(Picture) Left side of home



E. Item 2(Picture) Front of home



E. Item 3(Picture) Front of home



E. Item 4(Picture) Right side of home

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I NI NP D



E. Item 5(Picture) Left rear of home



E. Item 6(Picture) Rear of home



E. Item 7(Picture) Rear of home



E. Item 8(Picture) Rear of home

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



E. Item 9(Picture) Front right of home

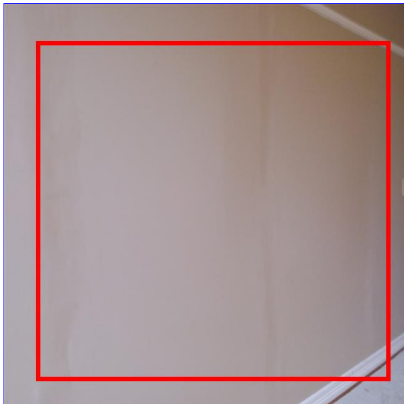


E. Item 10(Picture) Front right of home

(3) 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.

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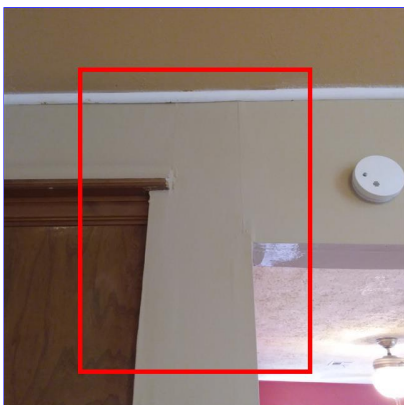
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E. Item 11(Picture) Right side of living room



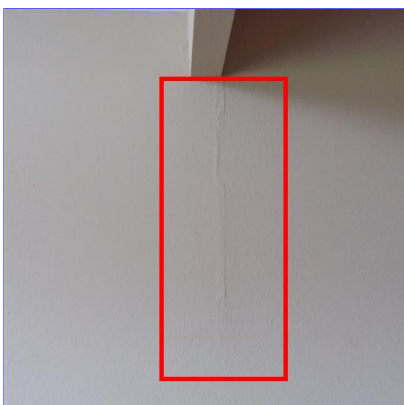
E. Item 12(Picture) Left side of living room



E. Item 13(Picture) Left side of living room



E. Item 14(Picture) Rear of home



E. Item 15(Picture) Right side of master bedroom



E. Item 16(Picture) Rear of master bedroom

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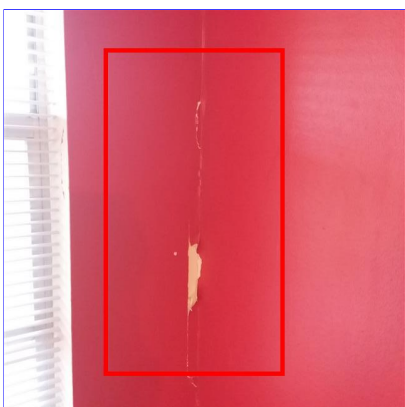
I NI NP D



E. Item 17(Picture) Front of master bedroom



E. Item 18(Picture) Master bath



E. Item 19(Picture) Right rear of sunroom



E. Item 20(Picture) Rear of washer/dryer room



E. Item 21(Picture) Front of formal dining room

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

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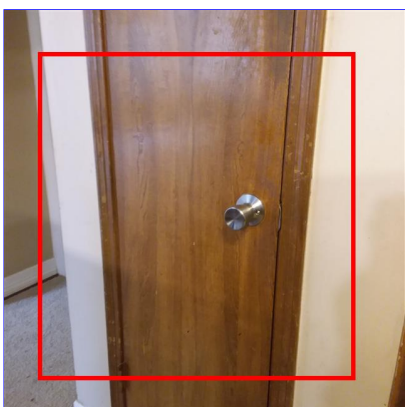
I	NI	NP	D
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E. Item 22(Picture) Master bedroom entry



E. Item 23(Picture) Master bath



E. Item 24(Picture) Kitchen pantry

(5) The drywall on the wall is peeling paint in areas. While this damage is cosmetic, it needs to be repaired. A qualified person should repair or replace as needed.

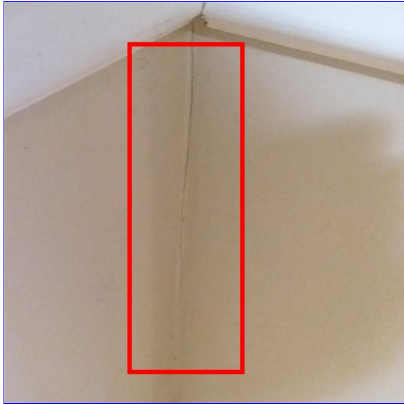


E. Item 25(Picture) Rear of living room

(6) The drywall on the wall has several hairline cracks in area's. This damage is considered cosmetic. A qualified person should repair or replace as needed.

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I	NI	NP	D
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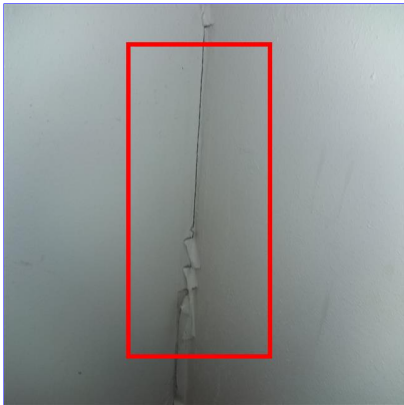


E. Item 26(Picture) Left rear of dining room



E. Item 27(Picture) Front of washer/dryer room

(7) The drywall on the wall has settlement cracks Washer/Dryer room. Repairs are needed. A qualified person should repair or replace as needed.



E. Item 28(Picture) Front left of washer/dryer room

(8) The drywall on the wall shows wet stains indicating moisture or intrusion did or still may occur Washer/Dryer room. The moisture meter was used and it recorded 19% or higher, which indicates the leak has not been corrected. A qualified person should repair or replace as needed.



E. Item 29(Picture) Rear of washer/dryer room

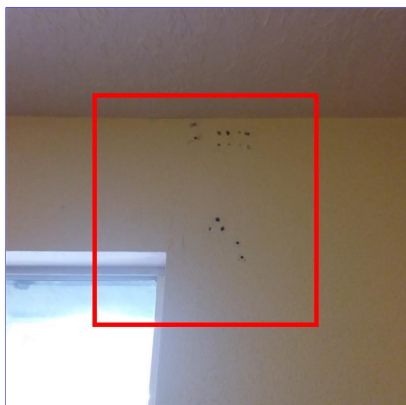


E. Item 30(Picture) Rear of washer/dryer room

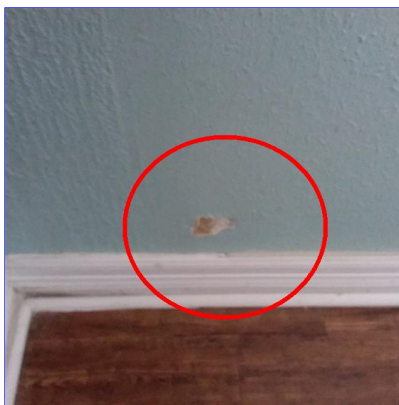
I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D
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(9) The drywall on the wall is damaged. While this damage is cosmetic, it needs to be repaired. A qualified person should repair or replace as needed.

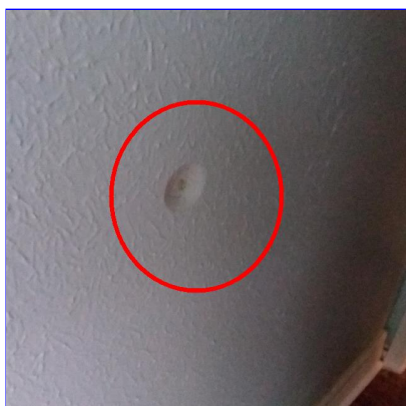


E. Item 31(Picture) Front of formal dining room



E. Item 32(Picture) Right side of rear bedroom

(10) The drywall on the wall is dented or damaged from door knob Bedroom. This damage is considered cosmetic. A qualified person should repair or replace as needed.



E. Item 33(Picture) Rear bedroom

(11) The baseboard on the wall is missing piece Hall Bath. This damage is considered cosmetic. A qualified person should repair or replace as needed.

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I	NI	NP	D
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E. Item 34(Picture) Hall bath

(12) The Tile surround at bathtub on the wall is damaged at the hall bath. Repairs are needed. A qualified person should repair or replace as needed.



E. Item 35(Picture) Hall bath

(13) The drywall on the wall is missing piece garage. Repairs are needed. A qualified person should repair or replace as needed.



E. Item 36(Picture) Right rear of garage

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



E. Item 37(Picture) Front left side of home



E. Item 38(Picture) Left side of home

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



E. Item 39(Picture) Front left of home

(16) The Wood trim front of home is loose. Further deterioration can occur if not corrected. A qualified person should repair or replace as needed.

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I NI NP D



E. Item 40(Picture) Front left of home

(17) The Brick siding left side (facing front) is loose. Further deterioration can occur if not corrected. A qualified person should repair or replace as needed.



E. Item 41(Picture) Left side of home

(18) The hole in siding needs closing off with sealant or liquid foam at the right side (facing front) where compressor lines enter the home.



E. Item 42(Picture) Right side of home

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I NI NP D

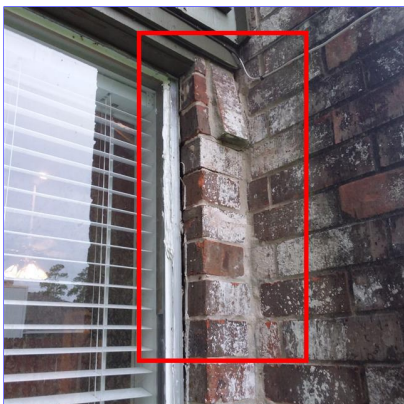
(19) The Brick siding rear of home has settlement cracks. Further deterioration can occur if not corrected. A qualified person should repair or replace as needed.



E. Item 43(Picture) Left rear of home

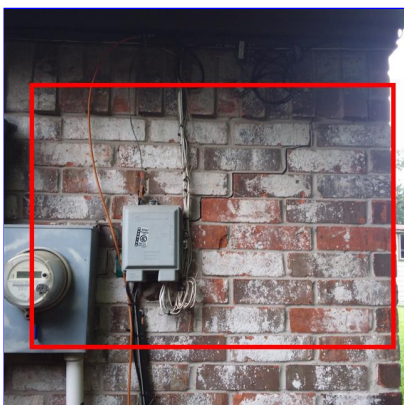


E. Item 44(Picture) Rear of home



E. Item 45(Picture) Rear of home

(20) The Brick siding at the exterior has step cracks caused from settlement. Deterioration can eventually occur if not corrected. A qualified contractor should inspect and repair as needed.



E. Item 46(Picture) Right rear side of home

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I	NI	NP	D
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F. Ceilings and Floors

Floor Structure: Slab
Floor System Insulation: NONE
Ceiling Structure: 6" or better
Comments:

(1) The Carpet is loose at the Master Bedroom. While this damage is cosmetic, it needs to be repaired. A qualified person should repair or replace as needed.

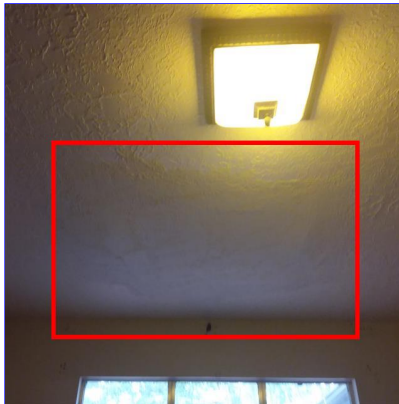


F. Item 1(Picture) Left rear of master bedroom

(2) The Drywall on the ceiling shows repair signs in areas. This damage is considered cosmetic. A qualified person should repair or replace as needed.



F. Item 2(Picture) Master bath

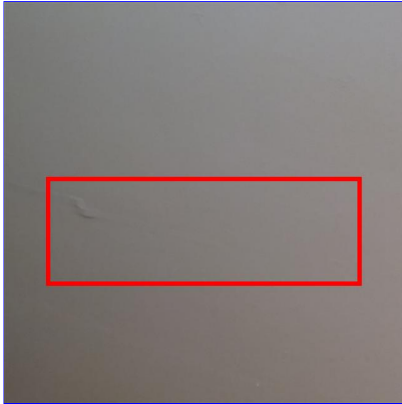


F. Item 3(Picture) Front of formal dining room

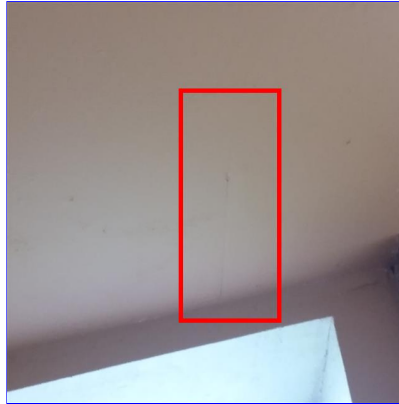
(3) The Drywall on the ceiling reveals tape line and nail bed areas (cosmetic). This damage is considered cosmetic. A qualified contractor should inspect and repair as needed.

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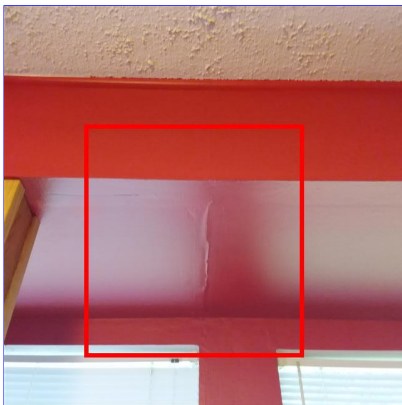
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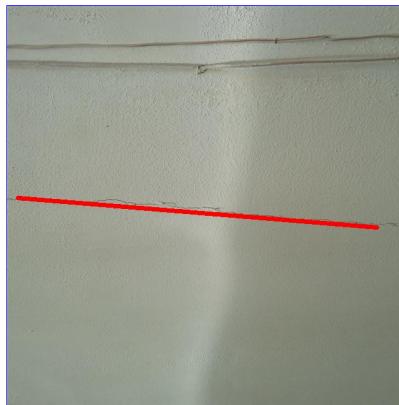
F. Item 4(Picture) Right side of living room



F. Item 5(Picture) Left rear of living room



F. Item 6(Picture) Rear of sunroom



F. Item 7(Picture) Garage

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

(5) Signs of fungi growth are present on ceiling in areas. We did not inspect, test or determine if this growth is or is not a health hazard. The underlying cause is moisture or dampness. I recommend you contact a mold inspector or expert for investigation or correction if needed.



F. Item 8(Picture) Master bedroom

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I NI NP D

(6) The Panels on the ceiling is peeling or loose Sunroom. While this damage is cosmetic, it needs to be repaired. A qualified person should repair or replace as needed.

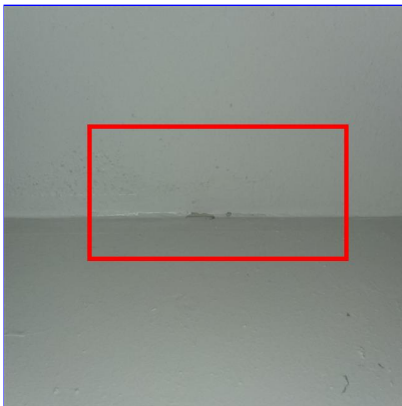


F. Item 9(Picture) Left side of sunroom



F. Item 10(Picture) Right side of sunroom

(7) The Drywall on the ceiling is damaged in areas. While this damage is cosmetic, it needs to be repaired. A qualified person should repair or replace as needed.



F. Item 11(Picture) Front of washer/dryer room

(8) The wood style flooring was not installed according to standard workmanlike practices in areas. Repairs are needed. A qualified contractor should inspect and repair as needed.

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I	NI	NP	D
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F. Item 12(Picture) Main entry

(9) The concrete floor of garage is cracked in areas. Further settlement may occur. I recommend a structural engineer inspect to determine the integrity of floor and repair as needed.



F. Item 13(Picture)

(10) The Drywall on the ceiling reveals a light stain which appears from a water leak. Stain appears old garage. The moisture meter was used and it did not indicate an active leak. A qualified person should repair or replace as needed.



F. Item 14(Picture) Right rear of garage

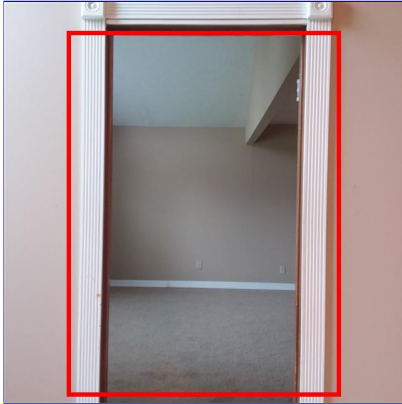
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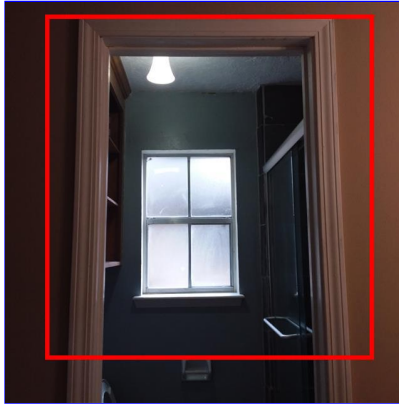
G. Doors (Interior and Exterior)

Comments:

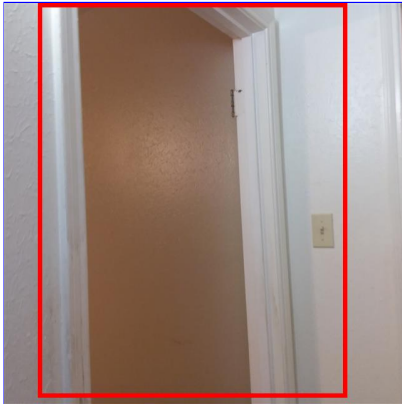
(1) The Entry door is missing in area's. A repair or replacement is needed. A qualified person should repair or replace as needed.



G. Item 1(Picture) Master bath

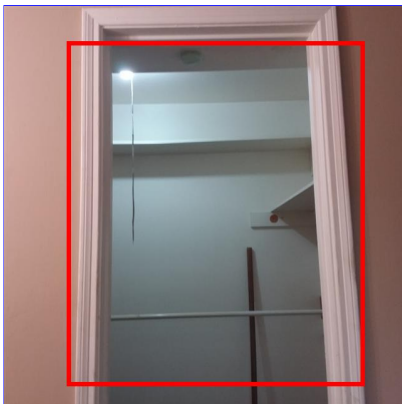


G. Item 2(Picture)



G. Item 3(Picture) Front bedroom

(2) The Closet door is missing in areas. A repair or replacement is needed. A qualified person should repair or replace as needed.



G. Item 4(Picture) Master closet

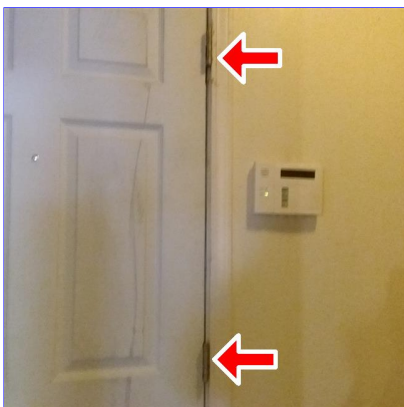


G. Item 5(Picture) Front bedroom

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

I	NI	NP	D
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(3) The interior garage door does not have the required self closing hinge. This is not considered to be today's standard. I recommend having a qualified person make repairs as needed.



G. Item 6(Picture) Garage

(4) The garage reveals daylight when latched at areas missing weather-stripping. This can cause some heat loss in winter and loss of cool air in summer if not corrected. A qualified person should repair or replace as needed.



G. Item 7(Picture) Garage

(5) The occupant door from inside garage to inside the home is not a fire rated door. This means that should a fire occur in garage, the occupant door does not afford protection until fireman arrive. This door should be replaced with a fire rated door.

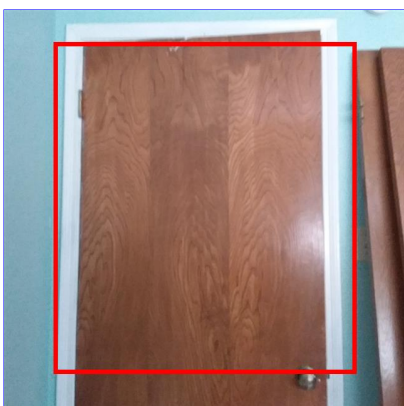
I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I NI NP D



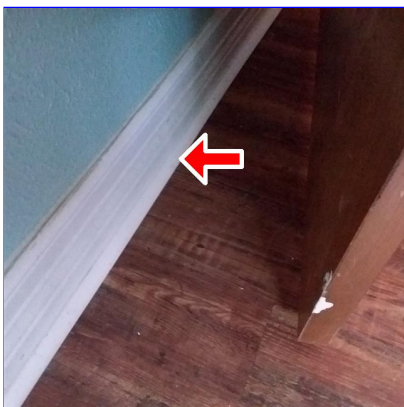
G. Item 8(Picture) Garage entry

(6) The Entry door does not shut properly Bedroom. A repair or replacement is needed. A qualified person should repair or replace as needed.



G. Item 9(Picture) Rear bedroom

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



G. Item 10(Picture) Doorstops missing in multiple area's

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

I NI NP D

(8) The left side (facing front) deteriorated at bottom of jamb (s). Further deterioration may occur if not repaired. A qualified person should repair or replace as needed.



G. Item 11(Picture) Left side of home

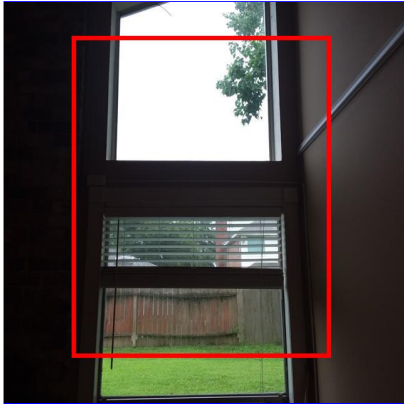
H. Windows

[Comments:](#)

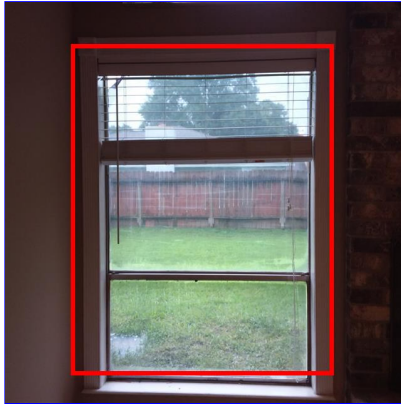
(1) There are window frames that are not properly sealed. This can cause energy loss. I recommend having a qualified person seal and repair as needed,

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

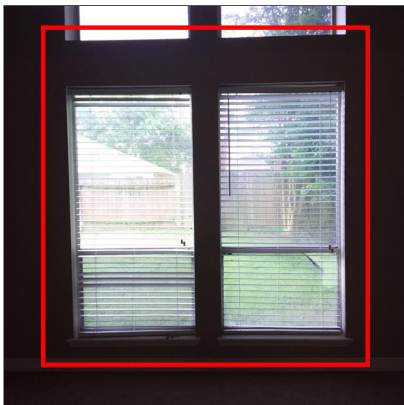
I NI NP D



H. Item 1(Picture) Right rear of living room



H. Item 2(Picture) Left rear of living room

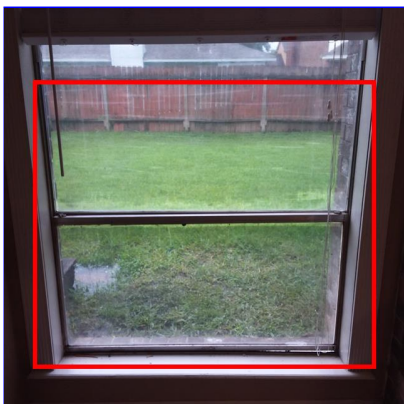


H. Item 3(Picture) Master bedroom



H. Item 4(Picture) Rear of home

(2) One window difficult to operate Living Room. A repair may be needed. A qualified person should repair or replace as needed.

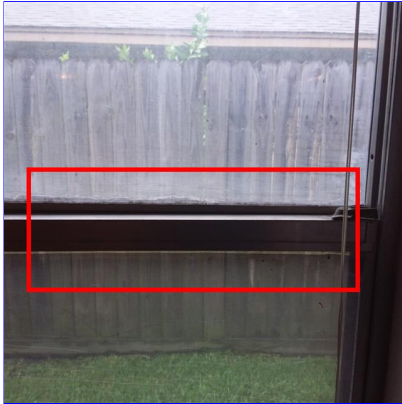


H. Item 5(Picture) Left rear of living room

(3) One window does not align properly at Meeting-rail (where top sash and bottom sash meet). Cannot lock window (s) Sunroom. A repair may be needed. A qualified person should repair or replace as needed.

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

I NI NP D



H. Item 6(Picture) Left rear side of sunroom

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



H. Item 7(Picture) Right side of home



H. Item 8(Picture) Right side of home



H. Item 9(Picture) Right rear of home

(5) 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.

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

I NI NP D



H. Item 10(Picture) Right side of home



H. Item 11(Picture) Right side of home



H. Item 12(Picture) Rear of home



H. Item 13(Picture) Rear of home



H. Item 14(Picture) Right rear of home

(6) There is a cracked glass pane in window. I recommend having a qualified person make repairs as needed.

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

I NI NP D



H. Item 15(Picture) Rear of home

I. Stairways (Interior and Exterior)

Comments:

J. Fireplaces and Chimneys

Chimney (exterior): Brick

Operable Fireplaces: One

Types of Fireplaces: Conventional

Number of Woodstoves: None

Comments:

(1) Mantle for fireplace at the Living room is missing. I recommend repair as needed.



J. Item 1(Picture)

(2) The Fire-bricks (Burn Area) for the fireplace at the same location is missing. This burn area should be fireproof. Any repairs should be performed according to the manufacturer's specifications.

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

I	NI	NP	D
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J. Item 2(Picture)

(3) The Fire-bricks (Burn Area) for the fireplace at the Living room is loose, and failing. This burn area should be fireproof. Any repairs should be performed according to the manufacturer's specifications.



J. Item 3(Picture)

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



J. Item 4(Picture)

(5) Brick for fireplace at the same location are damaged. I recommend repair or replace as needed.

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

I NI NP D



J. Item 5(Picture)

(6) The chimney is leaning or has pulled away from home. A leaning chimney is considered unsafe until inspected by a structural engineer and anyone else needed such as a chimney sweep. I recommend a qualified structural engineer inspect and repair as needed.



J. Item 6(Picture) Living room



J. Item 7(Picture)

K. Porches, Balconies, Decks and Carports

Comments:

- (1) The weight load capabilities are not part of this inspection.
- (2) The patio is built with wood to ground to structure contact. This creates conducive conditions for certain types of wood destroying insects. I recommend having a qualified pest control company inspect and treat as needed.

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

I NI NP D



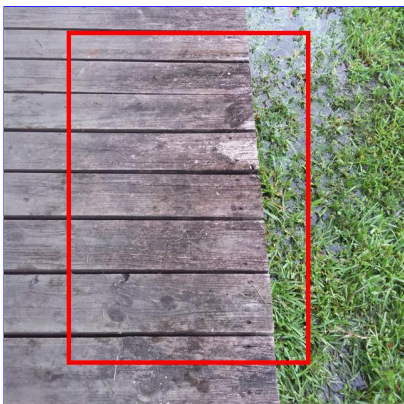
K. Item 1(Picture) Rear of home

(3) The tile floor on the patio at the front of home has cracked in some areas (which are cosmetic) and loose, and missing in areas. Further deterioration can occur if not repaired. A qualified person should repair or replace as needed.



K. Item 2(Picture) Front of home

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



K. Item 3(Picture) Rear of home

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

I	NI	NP	D
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(5) The support post(s) on the covered patio at the rear of home is deteriorated (at top). An injury could occur if not corrected. A qualified contractor should repair or replace as needed.



K. Item 4(Picture) Rear of home

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.

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.



Below ground service located at right side of home



150 AMP main panel located at right side of home

A. Service Entrance and Panels

Electrical Service Conductors: Below ground

Panel Capacity: 150 AMP

Panel Type: Circuit breakers

Electric Panel Manufacturer: Federal Pacific

Comments:

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

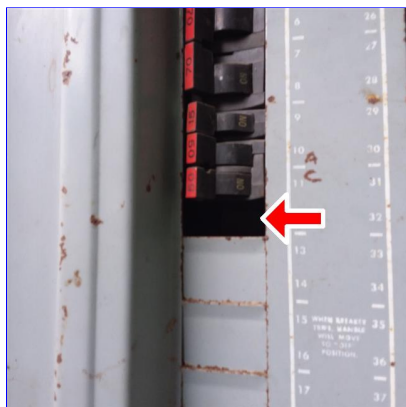


A. Item 1(Picture)

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

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



A. Item 2(Picture)

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

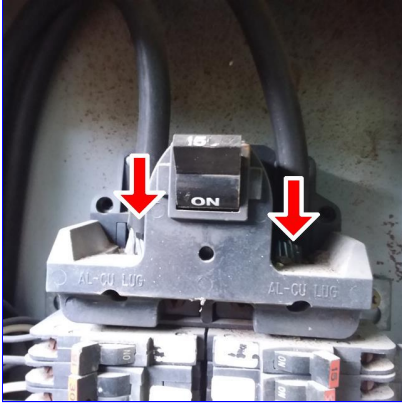


A. Item 3(Picture)

(4) There is no antioxidant on aluminum conductors feeding panel. This is not considered to be today's standard. I recommend having a qualified electrician evaluate make repairs as needed.

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

I NI NP D



A. Item 4(Picture)

B. Branch Circuits, Connected Devices, and Fixtures

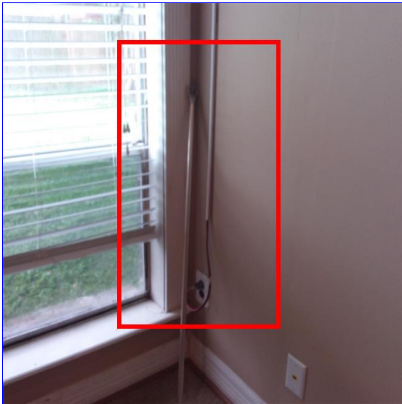
Type of Wiring: Romex

Branch wire 15 and 20 amperage: Copper

Comments:

(1) I recommend checking all smoke detectors for functionality and putting fresh batteries in each unit upon move in. It is recommend to have smoke detection in each bedroom, hallways and living area. (Carbon monoxide detection is recommended if home is equipped with gas fired appliances)

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



B. Item 1(Picture) Right rear of living room

(3) The light fixture does not work (try bulb first). Electrical issues are considered a hazard until repaired. A qualified licensed electrical contractor should perform repairs that involve wiring.

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

I NI NP D



B. Item 2(Picture) Master bedroom



B. Item 3(Picture) Rear bedroom

(4) The ceiling fan "wobbles" in most if not all rooms. Some fans that wobble cannot be corrected without replacement. A qualified licensed electrical contractor should perform repairs that involve wiring.



B. Item 4(Picture) Living room



B. Item 5(Picture) Sunroom



B. Item 6(Picture)



B. Item 7(Picture) Front bedroom

(5) "three-prong" outlets are not grounded in area's. 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 8(Picture) Front of sunroom

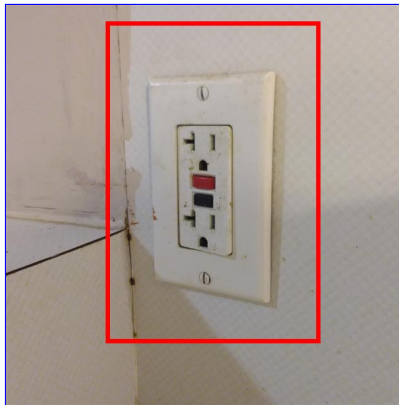


B. Item 9(Picture) Right side of front bedroom

(6) GFCI (Ground Fault Circuit Interrupter) outlets in area's wont "trip" when tested. Electrical issues are considered a hazard until repaired. A qualified licensed electrical contractor should perform repairs that involve wiring.



B. Item 10(Picture) Front right of sunroom



B. Item 11(Picture) Left rear of kitchen

(7) "three-prong" outlets are broken or damaged in most if not all rooms. Electrical issues are considered a hazard until repaired. A qualified licensed electrical contractor should perform repairs that involve wiring.



B. Item 12(Picture) Damaged outlets in multiple area's

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

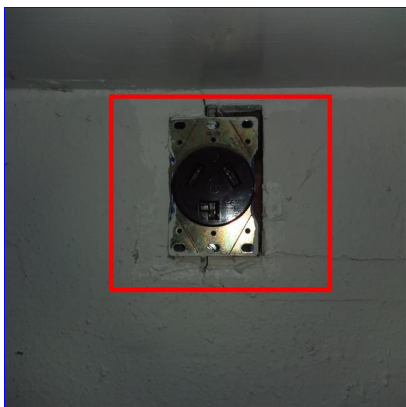
I	NI	NP	D
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(8) A three prong outlet for dryer is present in laundry room. This is not considered today's standard. Today's standard requires a four prong outlet be installed. I recommend having a qualified electrician to inspect and make repairs as needed.



B. Item 13(Picture)

(9) Dryer outlet is missing cover-plate in the utility room. Electrical issues are considered a hazard until repaired. I recommend repair as needed.

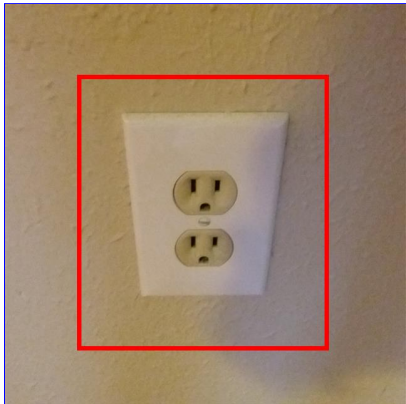


B. Item 14(Picture)

(10) "three-prong" outlets are loose in wall in most if not all rooms. Electrical issues are considered a hazard until repaired. I recommend repair as needed.

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

I	NI	NP	D
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B. Item 15(Picture) Loose outlets in multiple area's

(11) GFCI (Ground Fault Circuit Interrupter) outlet at the Dining Room did not work or there is no power to outlet. Electrical issues are considered a hazard until repaired. A qualified licensed electrical contractor should perform repairs that involve wiring.



B. Item 16(Picture) Right side of dining room

(12) The light fixture is missing globe at the Bedroom. Electrical issues are considered a hazard until repaired. I recommend repair as needed.

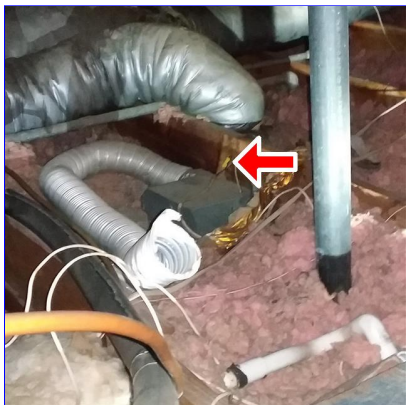


B. Item 17(Picture) Rear bedroom

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

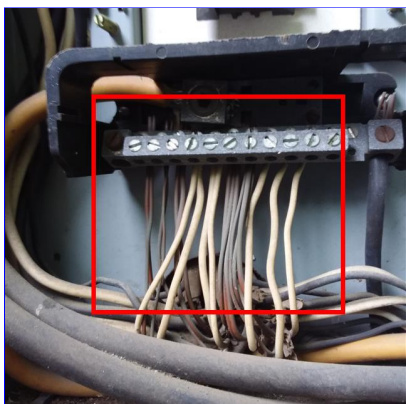
I	NI	NP	D
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(13) There is exposed wiring in areas of the home. This is a safety hazard. I recommend having a qualified electrician inspect and make repairs as needed.



B. Item 18(Picture) Attic

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

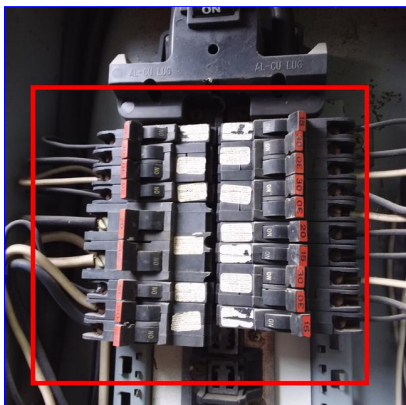


B. Item 19(Picture)

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

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

I NI NP D



B. Item 20(Picture)

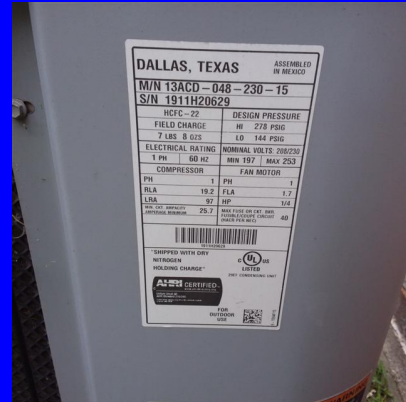
The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator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

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

I NI NP D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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



Electric furnace



HVAC outside condenser

A. Heating Equipment

Type of Systems: Forced Air

Energy Sources: Electric

Heat System Brand: Unknown

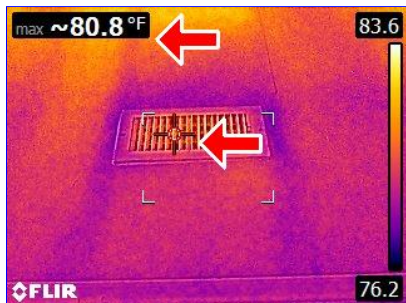
Number of Heat Systems (excluding wood): One

Comments:

- (1) It is recommend to have heating systems serviced annually.
- (2) Furnace is not working properly at the time of inspection.

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

I	NI	NP	D
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A. Item 1(Picture)

B. Cooling Equipment

Type of Systems: Air conditioner unit

Central Air Manufacturer: Unknown

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) Signs of fungi growth is present on ductwork or furnace in the attic space. This could indicate that furnace may not sealed properly. We did not inspect, test or determine if this growth is or is not a health hazard. The underlying cause is moisture. I recommend having the unit serviced and properly cleaned.

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

I NI NP D



B. Item 2(Picture)

(4) The foam sleeve on suction line is missing foam sleeve in area(s). Missing foam on suction line can cause energy loss and condensation. A licensed HVAC contractor should service or repair unit.



B. Item 3(Picture)

(5) The required service disconnect is not present for unit. This is not considered today's standard. I recommend having a qualified contractor add service disconnect as needed.

(6) 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 62 degrees, and the return air temperature was 74 degrees. This indicates that the unit is **not** cooling properly and a licensed Heat/Air contractor should inspect for cause or problem.



B. Item 4(Picture)



B. Item 5(Picture)

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

I	NI	NP	D
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C. Duct Systems, Chases, and Vents

Ductwork: Insulated

Filter Type: Disposable

Filter Size: N/A

Comments:

(1) I recommend changing all HVAC filters upon move in.

(2) The duct pipe needs support straps in the attic. Energy loss is occurring. A licensed HVAC contractor should service or repair unit.



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

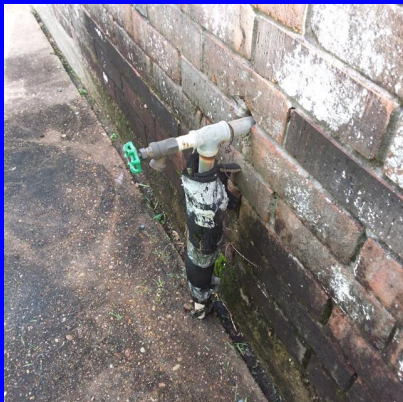
I NI NP D

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



Main water shut off located at left side of home



53 psi water pressure



50 gallon electric water heater located in garage



Water meter front left of home

A. Plumbing Supply Distribution Systems and Fixtures

- Location of water meter: Street
- Location of main water supply valve: Left Side
- Static water pressure reading: 53 pounds/square inch
- Water Source: Public
- Plumbing Water Supply (into home): Galvanized (old)
- Plumbing Water Distribution (inside home): Galvanized
- Water Filters: None

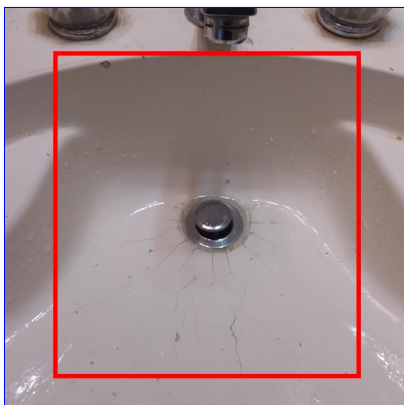
I = Inspected NI = Not Inspected NP = Not Present D = Deficient

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Comments:

(1) The water pressure over-all is weak but did pass "functional flow." Which is determined by running water in the sink and shower while toilet is flushed. If shower spray remains, it passes. A possible reason for weak volume or pressure could be old galvanized piping that is corroded inside. If so, this problem will eventually become worse.

(2) The sink is old and needs resurfacing (Cosmetic) at the master bath. This is a cosmetic issue for your information A qualified person should repair as necessary.



A. Item 1(Picture) Master bath

(3) The hot supply valve at clothes washer is leaking. I recommend repair or replace as needed.

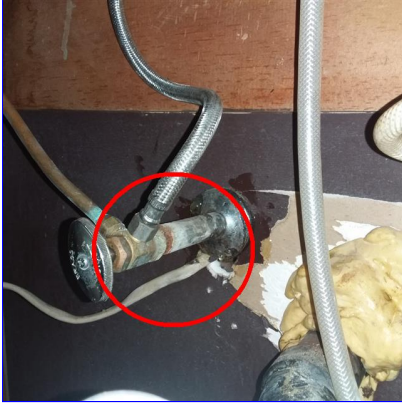


A. Item 2(Picture)

(4) The old galvanized supply line has a corroded wet joint at connection in area's. Repairs are needed. A qualified licensed plumber should repair or correct as needed.

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

I NI NP D

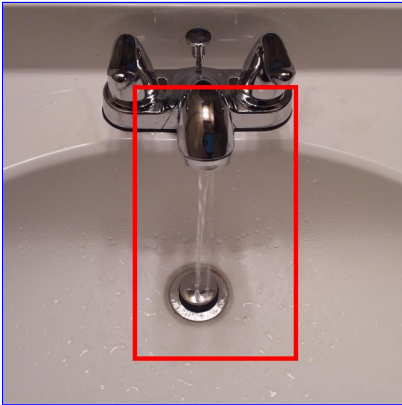


A. Item 3(Picture) Under kitchen sink



A. Item 4(Picture) Hall bath sink

(5) The old galvanized supply line pressure or volume is weak at the hall bath. A possible reason for weak volume or pressure could be old galvanized piping that is corroded inside. If so, this problem will eventually become worse. A qualified licensed plumber should repair or correct as needed.



A. Item 5(Picture) Hall bath

(6) The bathtub is chipped (Cosmetic) at the hall bath. This is a cosmetic issue for your information A qualified person should repair as necessary.

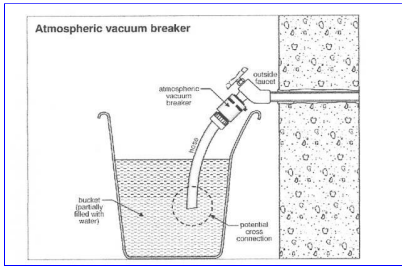


A. Item 6(Picture) Hall bath

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

I NI NP D

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



A. Item 7(Picture)

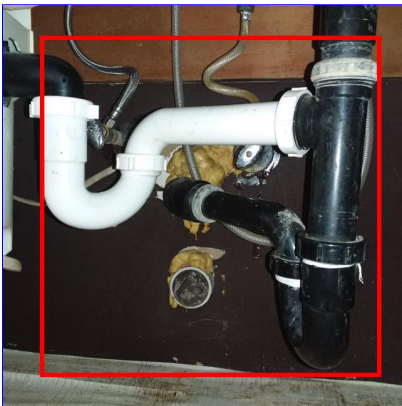
B. Drains, Waste, and Vents

Washer Drain Size: 1 1/2" Diameter (undersized)

Plumbing Waste: ABS

Comments:

(1) The waste line is "double trapped" which can create an air lock at the Kitchen sink. This is not considered up to today's standard. A qualified licensed plumber should repair or correct as needed.



B. Item 1(Picture) Under kitchen sink

(2) Tub drain is slow or clogged at hall bath.



B. Item 2(Picture) Hall bath

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

I NI NP D

(3) Tub drain plug is damaged or missing and no longer operates. A drain plug is being used instead at hall bath.



B. Item 3(Picture)

C. Water Heating Equipment

Energy Sources: Electric

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

Water Heater Manufacturer: Whirlpool

Water Heater Location: Garage

Comments:

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



C. Item 1(Picture)

(2) The wiring for the water heater is exposed. Electrical issues are considered a hazard until repaired. I recommend a licensed electrical contractor correct as necessary.

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

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C. Item 2(Picture)

(3) Electric water heater is missing anti wire fray fitting. Electrical issues are considered a hazard until repaired. I recommend having a qualified person make repairs as needed,



C. Item 3(Picture)

D. Hydro-Massage Therapy Equipment

Comments:

E. Other

Comments:

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

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V. APPLIANCES

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



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

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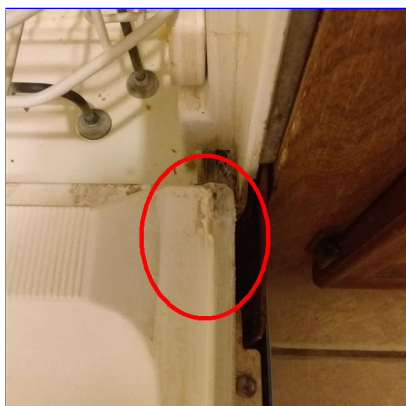


A. Dishwashers

Dishwasher Brand: General Electric

Comments:

- (1) Tested and working properly at the time of inspection.
- (2) Tested and working properly at the time of inspection.
- (3) The gasket around dishwasher door is damaged. I recommend repair as necessary.

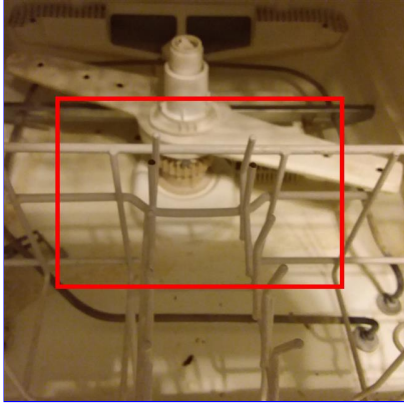


A. Item 1(Picture)

- (4) The dishwasher rack is rusted in areas. I recommend repair as necessary.

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

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A. Item 2(Picture)

(5) The dispenser lid for detergent does not close properly. I recommend repair as necessary.



A. Item 3(Picture)

B. Food Waste Disposers

Disposer Brand: Aged

Comments:

Tested and working properly at the time of inspection.

C. Range Hood and Exhaust Systems

Exhaust/Range hood: Nutone

Comments:

The range hood fan did not work when tested. I recommend repair or replace as needed.

D. Ranges, Cooktops and Ovens

Range/Oven: Kitchen Aide, Tappan

Comments:

(1) The control knobs for oven is missing. I recommend repair as needed.

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

I NI NP D



D. Item 1(Picture)

- (2) The light bulb for oven did not work when tested. I recommend repair as needed.
- (3) Tested and working properly at the time of inspection.



D. Item 2(Picture)



D. Item 3(Picture) Lower oven tested at 350°

- (4) The control knobs for range are difficult to read or understand setting. I recommend repair as needed.



D. Item 4(Picture)

- (5) The bake element for oven did not work properly when tested. I recommend repair as needed.

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

I NI NP D



D. Item 5(Picture) Upper oven tested at 350°

E. Microwave Ovens

Built in Microwave: None

Comments:

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

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

(2) The Exhaust fan does not vent to outside at the hall bath. Vent pipes that terminate in attic space can sometimes cause moisture that can lead to mold or cause condensation. A qualified person should repair or replace as needed.



F. Item 1(Picture)

G. Garage Door Operator(s)

Comments:

(1) The sensors are in place for garage door(s) and will reverse the door.

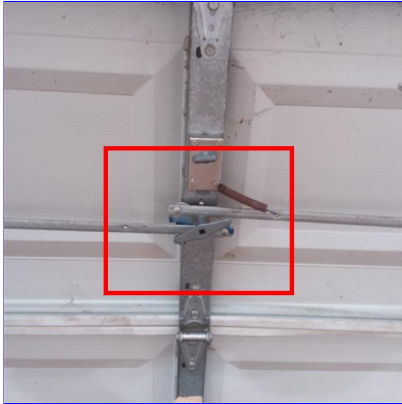
(2) The automatic openers for at the front of home has electronic sensors located higher than six inches off floor which may not be installed according to manufacturers specification. This is considered unsafe and needs correcting. A qualified person should repair or replace as needed.

(3) The two-door garage at the front of home has a lock that has not been disabled for automatic opener.

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This is a maintenance issue and is for your information. A qualified person should repair or replace as needed.

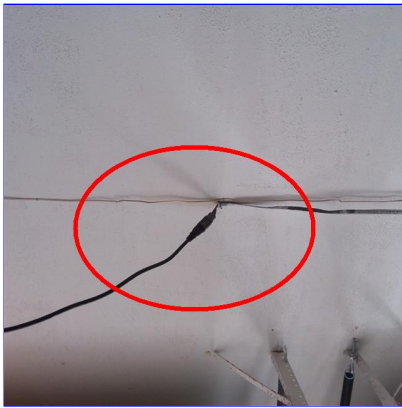


G. Item 1(Picture) Left door



G. Item 2(Picture) Right door

(4) The automatic openers for at the front of home is using an extension cord as permanent wiring, and should have its own outlet (GFCI recommended). A repair or replacement is needed. A qualified person should repair or replace as needed.



G. Item 3(Picture) Right door



G. Item 4(Picture) Left door

H. **Dryer Exhaust Systems**

[Comments:](#)

I. **Other**

[Comments:](#)

(1) Countertop is painted over . This is a cosmetic issue for your information. Recommend repair or replace as necessary.

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

I NI NP D



I. Item 1(Picture) Master bath

(2) Base cabinetry is damaged . This is a cosmetic issue for your information. Recommend repair or replace as necessary.



I. Item 2(Picture) Front left of kitchen

(3) Some cabinet doors need magnets or hardware to stay shut.



I. Item 3(Picture) Front of kitchen

(4) Laminated countertop has a burn mark (right of stove). This is a cosmetic issue for your information. Recommend repair or replace as necessary.

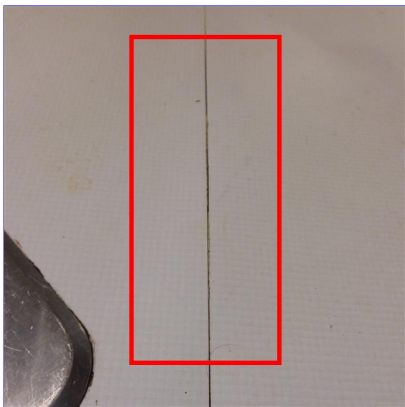
I = Inspected NI = Not Inspected NP = Not Present D = Deficient

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I. Item 4(Picture) Left side of kitchen

(5) Laminated countertop is swollen at diagonal seam (right of sink). This is a cosmetic issue for your information. Recommend repair or replace as necessary.



I. Item 5(Picture) Right rear of kitchen

(6) Laminated countertop is damaged . This is a cosmetic issue for your information. Recommend repair or replace as necessary.



I. Item 6(Picture) Front right of kitchen



I. Item 7(Picture) Front of kitchen

Report Identification: 315 Peacedale Court

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

A. Landscape Irrigation (Sprinkler) Systems

[Comments:](#)

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

[Comments:](#)

(1) Any area with a pool or spa should be equipped with safety features: Fencing (minimum 4ft), Self closing/latching/lockable gates (latch 54 inches), Door alarms on any doors leading to pool area and Splash alarms. I recommend consulting your insurance provider and their recommendation and requirements.

(2) Our company does not inspect pool for leaks or seepage. Only components readily accessible are inspected.

C. Outbuildings

[Comments:](#)

D. Private Water Wells (A coliform analysis is recommended)

[Comments:](#)

We only check wells for functionality and water pressure, water quality is not part of the scope of this inspection.

E. Private Sewage Disposal (Septic) System

[Comments:](#)

F. Other

[Comments:](#)

G. Outdoor Cooking Equipment

[Comments:](#)