



Inspection Report

Yvonne Munoz

Property Address:
5003 Caprock Dr
Pearland TX 77584



Hilsher Group LLC

**Reevis Coleman Schultz Texas Professional Home Inspector
The Woodlands, TX 77382**

PROPERTY INSPECTION REPORT

Prepared For: Yvonne Munoz

(Name of Client)

Concerning: 5003 Caprock Dr, Pearland, TX 77584

(Address or Other Identification of Inspected Property)

By: Reevis Coleman Schultz Texas Professional Home Inspector / Hilsher Group
LLC 8/16/2017

(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 Seller

Type of building:

Single Family (1 story)

Style of Home:

Traditional

Approximate age of building:

Over 10 Years

Home Faces:

South

Temperature:

Over 100 (F) = 37 (C)

Weather:

Clear

Ground/Soil surface condition:

Dry

Rain in last 3 days:

No

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

I NI NP D

I. STRUCTURAL SYSTEMS

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



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I NI NP D



stick built no radiant barrier



insulation

A. Foundations

Type of Foundation (s): Poured concrete

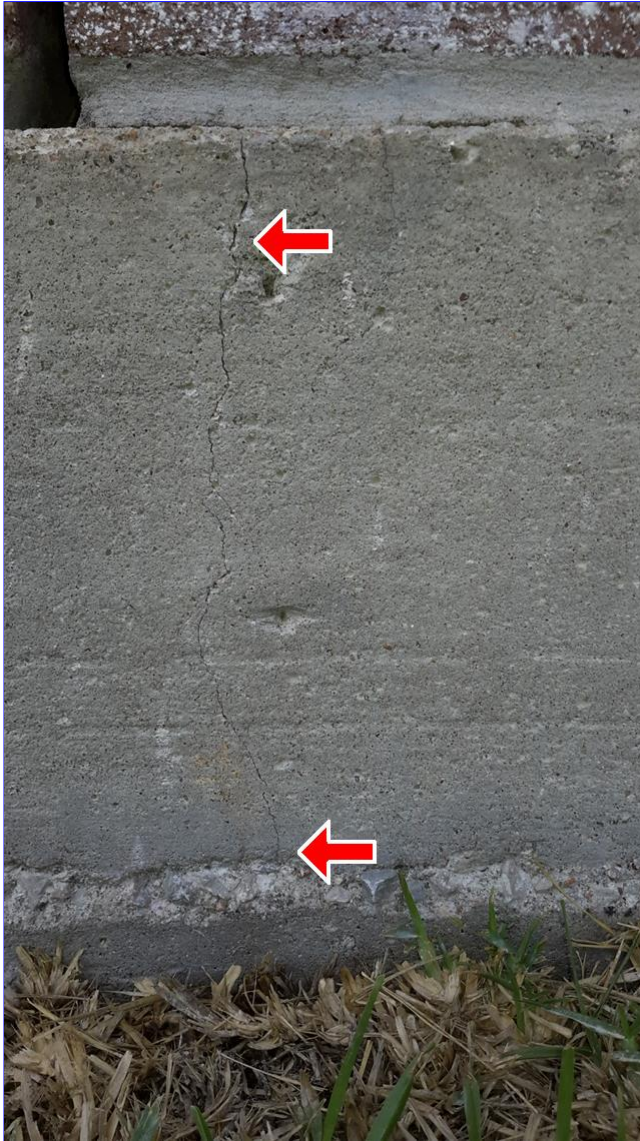
Method used to observe Crawlspace: No crawlspace

Comments:

- (1) This is not an engineering report, but is only an opinion based on observation of conditions known to be related to foundation performance, using the knowledge and experience of the inspector.
- (2) The foundation wall has visible cracking. I recommend having a foundation company or Structural Engineer further evaluate.

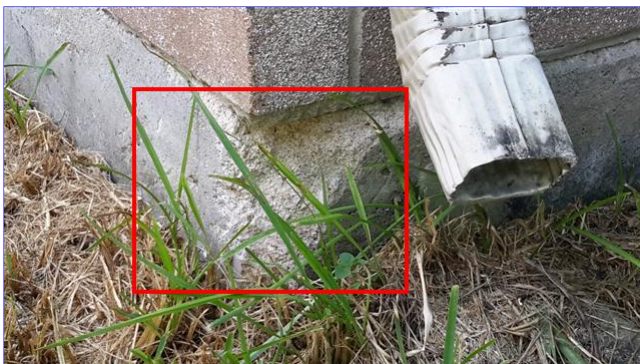
I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I NI NP D



A. Item 1(Picture) right side of home

(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 2(Picture) rear right corner of home

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

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



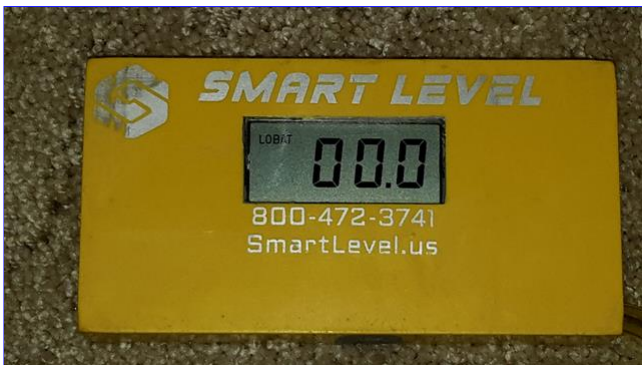
A. Item 3(Picture) front right corner of home



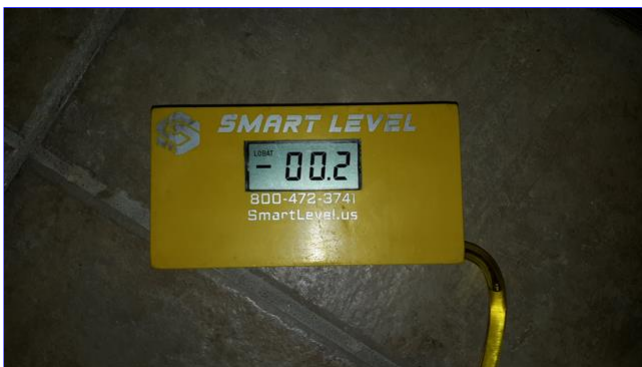
A. Item 4(Picture) front left corner of home

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I NI NP D



A. Item 5(Picture) rear right corner of home



A. Item 6(Picture) rear left corner of home

B. Grading and Drainage

[Comments:](#)

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.

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B. Item 1(Picture) left side and rear of home.



B. Item 2(Picture) right side and front of home



B. Item 3(Picture) front of home

C. Roof Covering Materials

Types of Roof Covering: 3-Tab fiberglass

Viewed from: Walked roof, Attic

Roof Ventilation: Ridge vents, Soffit Vents, Passive

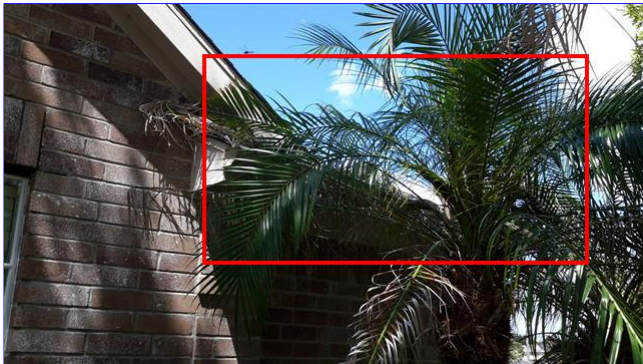
Comments:

(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.

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

I NI NP D



C. Item 1(Picture) front of home

(3) There is a satellite dish bracket mounted on roof that is screwed directly through roofing surface. This is not considered to be today's standard. I recommend having a qualified person remove and patch roofing as needed. (The area will need periodic maintenance)

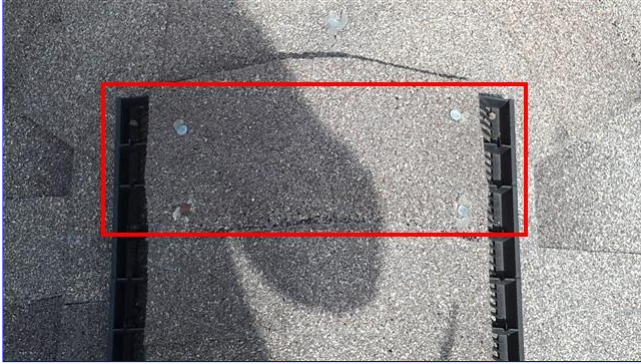


C. Item 2(Picture)

(4) The roofing surface has several 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,

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

I NI NP D



C. Item 3(Picture)



C. Item 4(Picture)

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

I NI NP D



C. Item 5(Picture)



C. Item 6(Picture)



C. Item 7(Picture)

(5) The roof shingles is damaged at the left side. I recommend consulting with a roofing professional.. A qualified contractor should inspect and repair as needed.

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

I NI NP D



C. Item 8(Picture) left side of home

(6) The roof shingles showing wear at the front of home. I recommend consulting with a roofing professional.. A qualified contractor should inspect and repair as needed.



C. Item 9(Picture)



C. Item 10(Picture)

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

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C. Item 11(Picture)



C. Item 12(Picture) rear of home

D. Roof Structures and Attics

Method used to observe attic: Walked

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Viewed from: Attic, Walked roof

Roof Structure: Stick-built, 2 X 6 Rafters, Sheathing

Attic Insulation: Cellulose

Approximate Average Depth of Insulation: 10 inches

Approximate Average Thickness of Vertical Insulation: less than 6 inches

Attic info: Pull Down stairs

Comments:

Water heater roof penetration reveals daylight. This is not considered today's standard. I recommend having a qualified person inspect and make repairs as needed.



D. Item 1(Picture) water heater

E. Walls (Interior and Exterior)

Wall Structure: Wood

Comments:

(1) The Brick siding exterior has hairline cracks. Further deterioration can occur if not corrected. A qualified contractor should inspect and repair as needed.

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I NI NP D



E. Item 1(Picture) left side of home



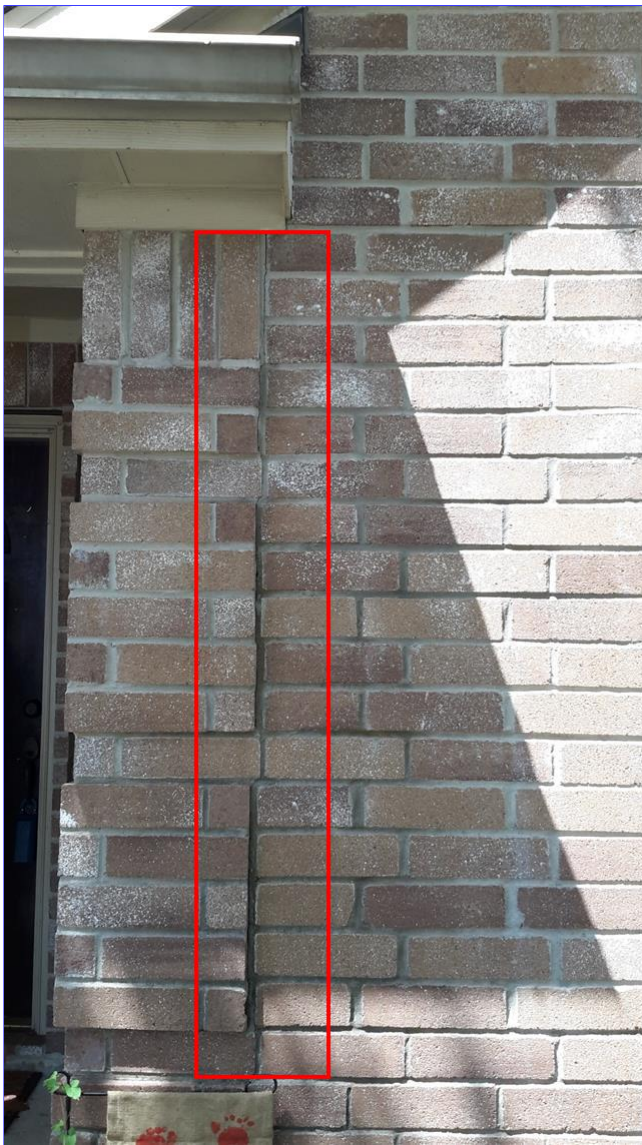
E. Item 2(Picture) entry

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

I NI NP D



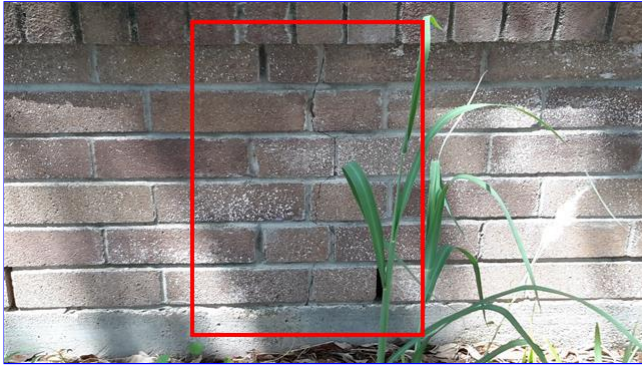
E. Item 3(Picture) entry



E. Item 4(Picture) front of home

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

I NI NP D



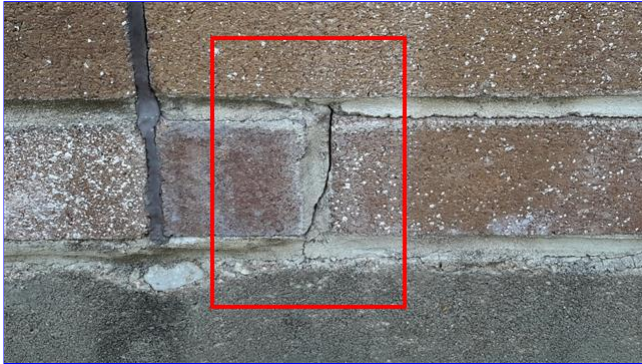
E. Item 5(Picture) front of home



E. Item 6(Picture) right side of home

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E. Item 7(Picture) right side of home



E. Item 8(Picture) rear of home

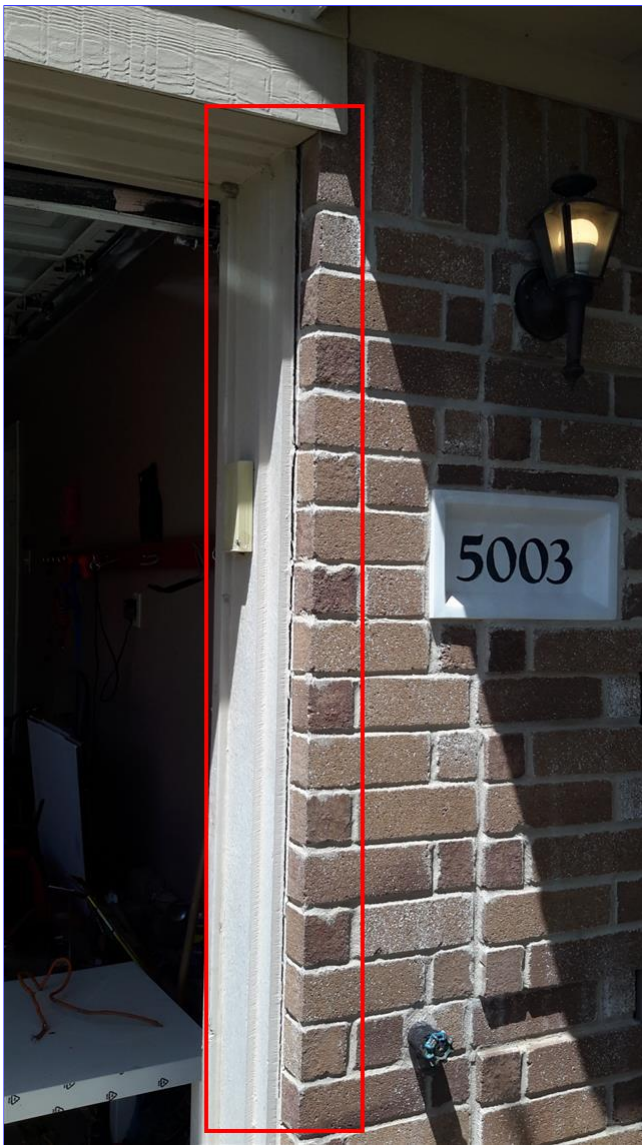
(2) The Trim or Siding exterior has caulking that is weathered or missing. Deterioration can eventually occur if not corrected. A qualified contractor should inspect and repair as needed.

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

I NI NP D



E. Item 9(Picture) front of home



E. Item 10(Picture) front of home

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

I NI NP D



E. Item 11(Picture) entry



E. Item 12(Picture) front of home

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

I NI NP D



E. Item 13(Picture) left side of home

(3) Steel lintel is showing signs of rust. This is not considered today's standard. I recommend repair as needed.

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

I NI NP D



E. Item 14(Picture) entry



E. Item 15(Picture) front of home



E. Item 16(Picture) rear door

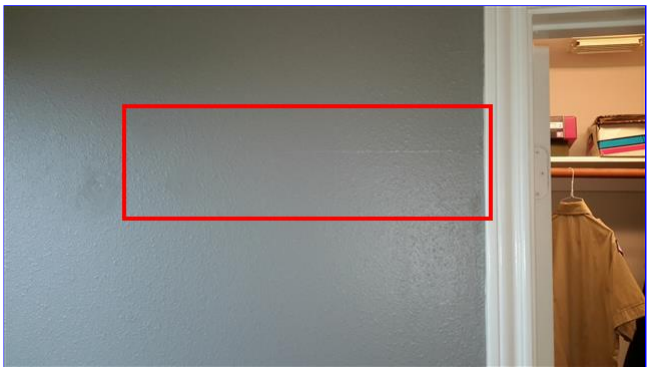
(4) The drywall on the wall reveals tape and nail bed areas (cosmetic) in areas's. This damage is considered cosmetic. A qualified contractor should inspect and repair as needed.

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

I NI NP D



E. Item 17(Picture) garage



E. Item 18(Picture) master bath

(5) Wall shows signs of repair. This is not considered today's standard. I recommend repair as needed.

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

I NI NP D



E. Item 19(Picture) entry hallway



E. Item 20(Picture) living room



E. Item 21(Picture) hallway

(6) The baseboard on the wall is missing in areas . 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



E. Item 22(Picture) master bath closet



E. Item 23(Picture) master bath

F. Ceilings and Floors

Floor Structure: Slab

Floor System Insulation: NONE

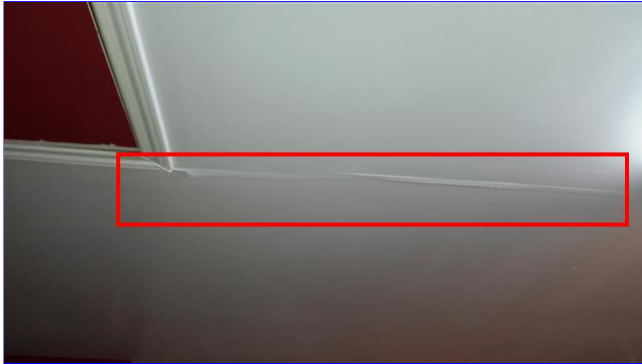
Ceiling Structure: 6" or better

Comments:

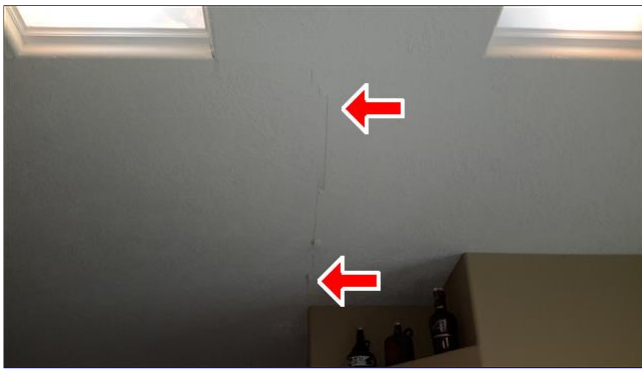
(1) The Drywall on the ceiling reveals tape and nail bed areas (cosmetic) in areas's. This damage is considered cosmetic. A qualified contractor should inspect and repair as needed.

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

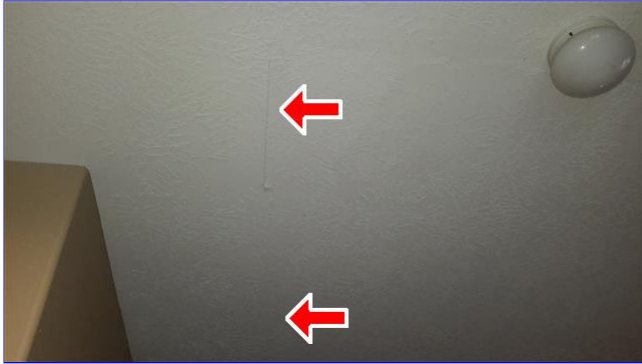
I	NI	NP	D
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F. Item 1(Picture) garage



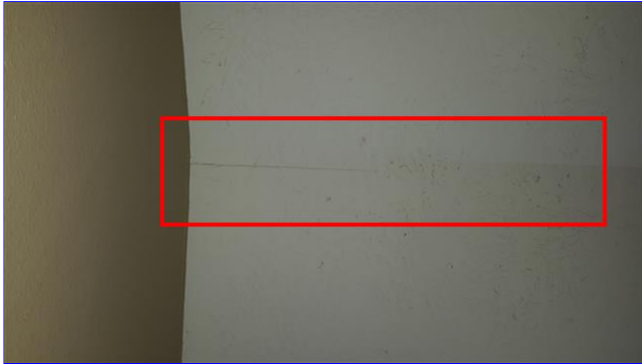
F. Item 2(Picture) kitchen



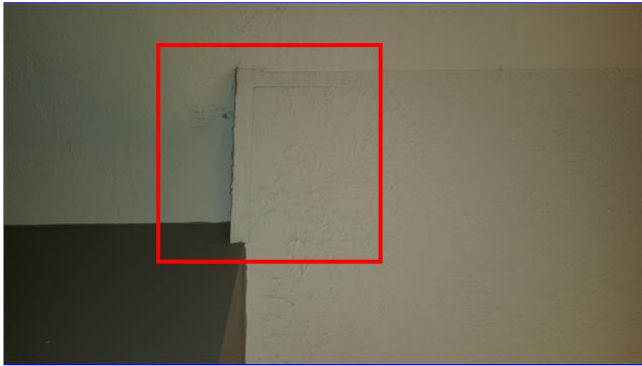
F. Item 3(Picture) kitchen

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

I	NI	NP	D
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F. Item 4(Picture) breakfast area



F. Item 5(Picture) master bath

(2) The Drywall on the ceiling shows repair signs in areas's. 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 6(Picture) living room



F. Item 7(Picture) living room

(3) The Tile is damaged at the in areas's. 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 8(Picture) master bath

(4) Flooring transition is missing. This is not considered today's standard. I recommend repair as needed.



F. Item 9(Picture) master bath

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

I	NI	NP	D
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(5) The Drywall on the ceiling has some "nail pops," (cosmetic) in areas's. This damage is considered cosmetic. A qualified contractor should inspect and repair as needed.



F. Item 10(Picture) master bath

G. Doors (Interior and Exterior)

[Comments:](#)

(1) The main entry door shows areas of peeling paint. This is a maintenance issue and is for your information. A qualified contractor should inspect and repair as needed.

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

I NI NP D



G. Item 1(Picture) front door

(2) The rear of home has deteriorated at brick-mold or trim (exterior). This is a maintenance issue and is for your information. A qualified contractor should inspect and repair as needed.

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

I NI NP D



G. Item 2(Picture) rear door



G. Item 3(Picture) rear door

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

I NI NP D



G. Item 4(Picture) rear door

(3) The rear of home has a pet access door installed. This can cause some heat loss in winter and loss of cool air in summer if not corrected. A qualified contractor should inspect and repair as needed.



G. Item 5(Picture) rear door

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



G. Item 6(Picture) rear right bedroom

H. Windows

[Comments:](#)

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

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

I NI NP D



H. Item 1(Picture) entry



H. Item 2(Picture) front of home

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

I NI NP D



H. Item 3(Picture) right side of home



H. Item 4(Picture) rear of home

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

I NI NP D



H. Item 5(Picture) left side of home

(2) Several 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 6(Picture) rear of home



H. Item 7(Picture) rear of home

(3) Several windows peeling paint in areas's. Deterioration may 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
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H. Item 8(Picture) dining room



H. Item 9(Picture) living room

I. Stairways (Interior and Exterior)

Comments:

J. Fireplaces and Chimneys

Chimney (exterior): Metal Flue Pipe, Cement Fiber

Operable Fireplaces: One

Types of Fireplaces: Vented gas logs

Number of Woodstoves: None

Comments:

vented fire logs (natural gas) in the Living room pipe has creosote build-up. I did not inspect for safe use or operation. A qualified contractor should inspect and repair as needed.



J. Item 1(Picture) living room

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

I	NI	NP	D
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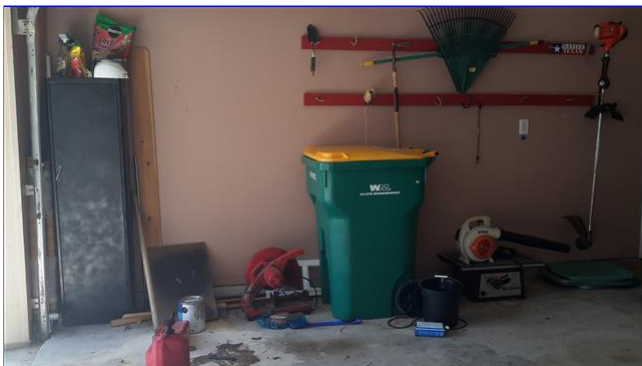
K. Porches, Balconies, Decks and Carports

Comments:

L. Other

Comments:

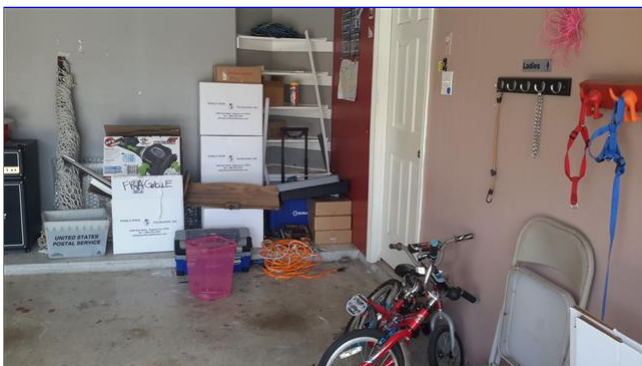
(1) Areas of the home have limited access due to furniture or occupants belongings. This is for your information.



L. Item 1(Picture) garage



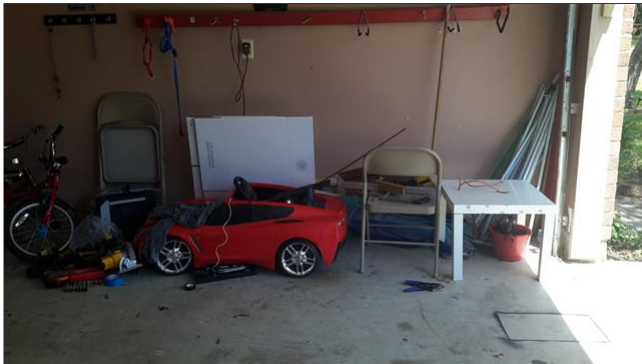
L. Item 2(Picture) garage



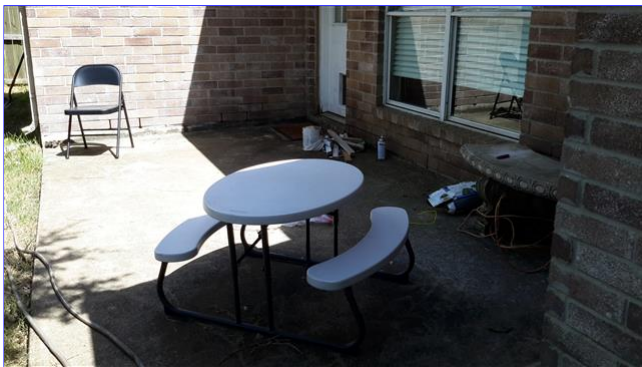
L. Item 3(Picture) garage

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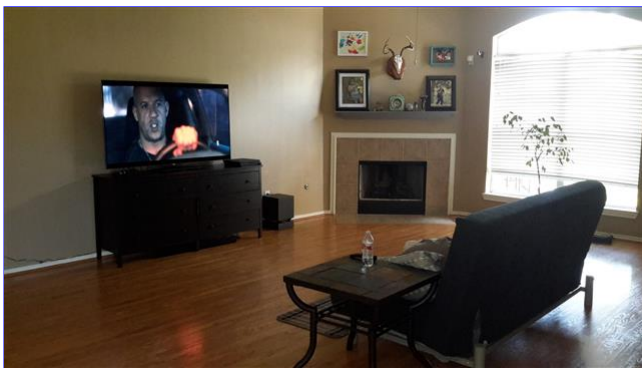
I NI NP D



L. Item 4(Picture) garage



L. Item 5(Picture) rear patio



L. Item 6(Picture) living room



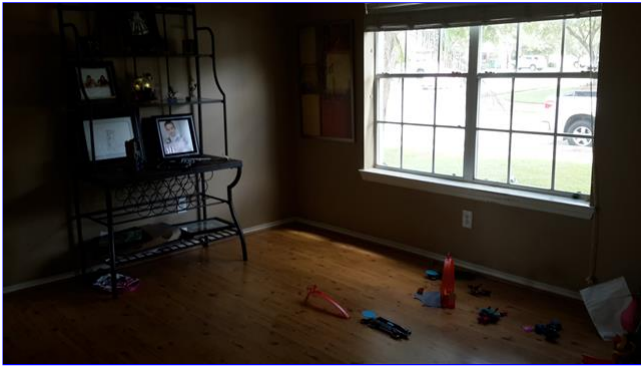
L. Item 7(Picture) breakfast area

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I NI NP D



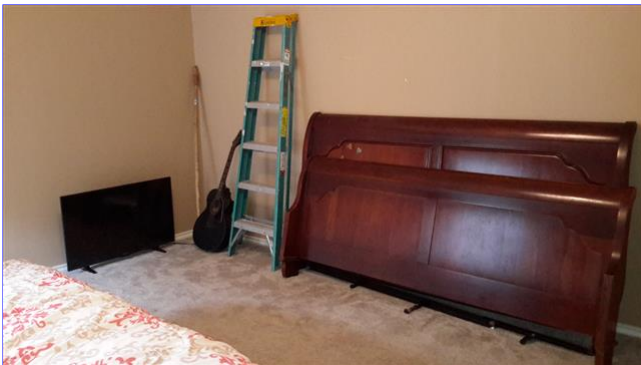
L. Item 8(Picture) laundry room



L. Item 9(Picture) dining room



L. Item 10(Picture) master bedroom



L. Item 11(Picture) master bedroom

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

I NI NP D



L. Item 12(Picture) master bath closet



L. Item 13(Picture) front right bedroom



L. Item 14(Picture) front right bedroom

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

I NI NP D



L. Item 15(Picture) rear right bedroom



L. Item 16(Picture) rear right bedroom closet

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

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

I NI NP D



L. Item 17(Picture) rear patio



L. Item 18(Picture) left side of home

(3) Cabinets are peeling paint from usage. This is not considered today's standard. I recommend repair as needed.

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

I NI NP D



L. Item 19(Picture) kitchen



L. Item 20(Picture) kitchen



L. Item 21(Picture) kitchen

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

I	NI	NP	D
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L. Item 22(Picture)



L. Item 23(Picture) guest bath

(4) Caulking /grout missing in areas. This is not considered today's standard. I recommend repair as needed.

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

I NI NP D



L. Item 24(Picture) kitchen and breakfast area



L. Item 25(Picture) master bath

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

I	NI	NP	D
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L. Item 26(Picture) master bath



L. Item 27(Picture) master bath



L. Item 28(Picture) master bath

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

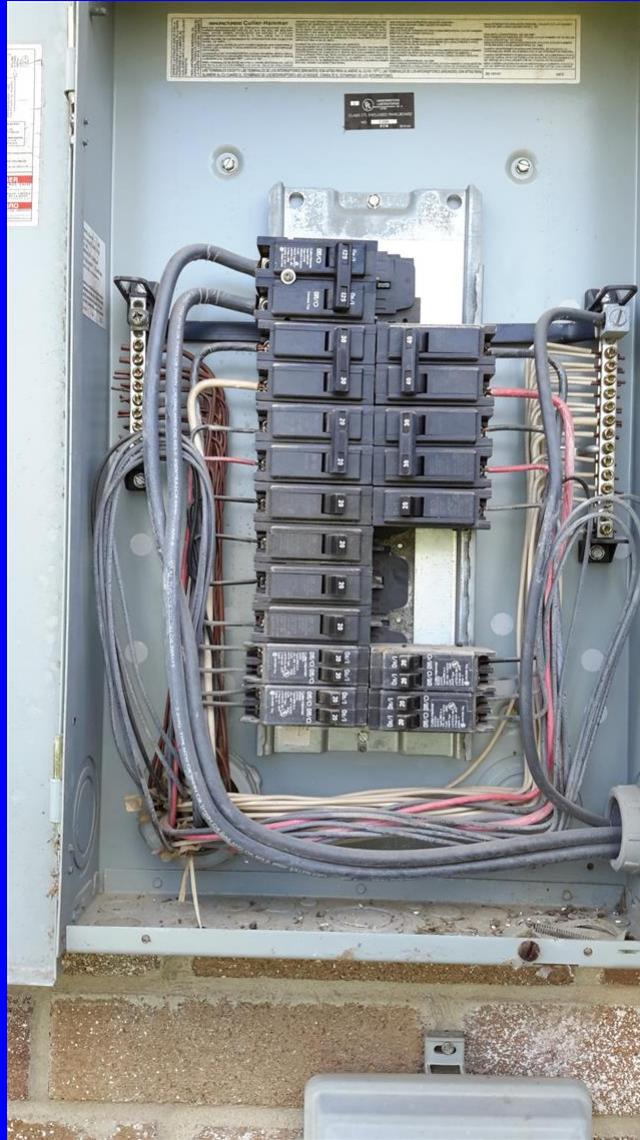
The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities 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.

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

I NI NP D



Meter box and breaker box right side of home



A. Service Entrance and Panels

Electrical Service Conductors: Below ground

Panel Capacity: 125 AMP

Panel Type: Circuit breakers

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

I	NI	NP	D
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Electric Panel Manufacturer: Cutler Hammer

Comments:

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

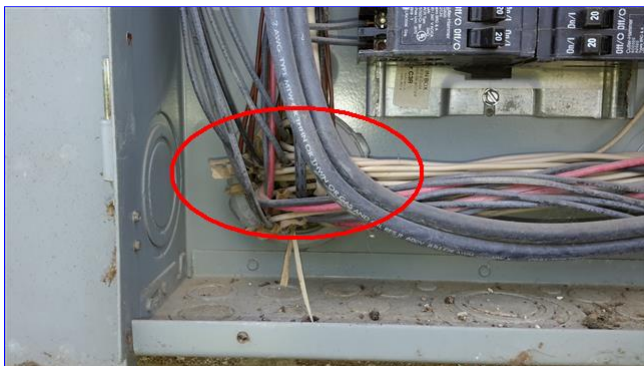


A. Item 1(Picture)



A. Item 2(Picture)

(2) The electrical panel has branch circuit wires bundled together that are entering the panel through one to two entry points. This is not considered today's standard. It is recommended that each sheathed wire enter the panel independently and be sealed for fire blocking purposes. I recommend having a qualified electrician evaluate and make repairs as needed.

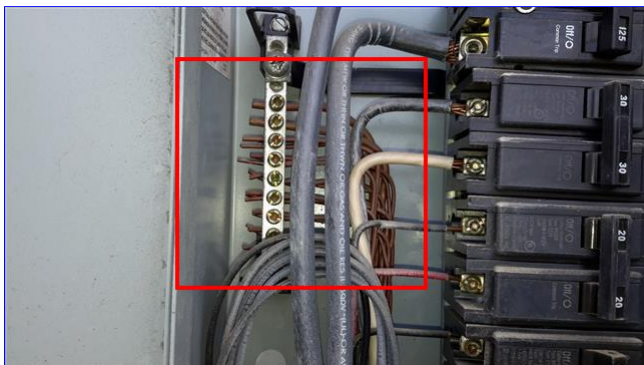


A. Item 3(Picture)

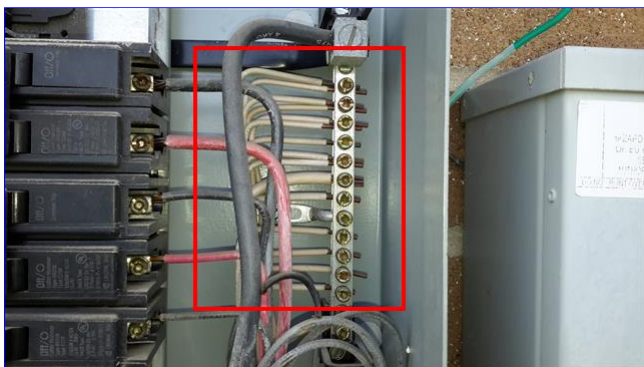
(3) Ground wires and neutral wires are double lugged. This is not considered today's standard. I recommend having a qualified electrician inspect and make repairs as needed.

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

I	NI	NP	D
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A. Item 4(Picture) Ground wires



A. Item 5(Picture) Neutral wires

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



B. Item 1(Picture) laundry room

(3) At least one loose in wall in most if not all rooms. This is a safety issue that needs to be corrected

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

I NI NP D

Electrical issues are considered a hazard until repaired. A qualified licensed electrical contractor should perform repairs that involve wiring I recommend repair as needed.

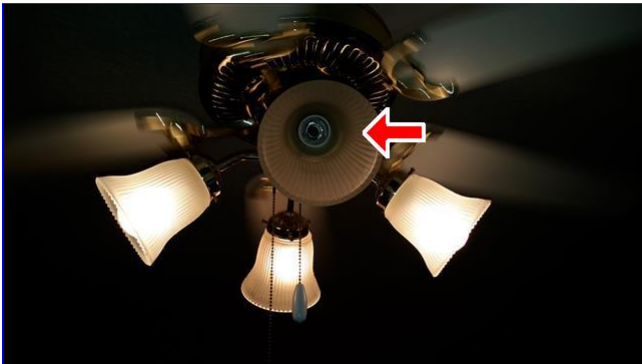


B. Item 2(Picture) living room

(4) 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 3(Picture) front right bedroom



B. Item 4(Picture) rear right bedroom



B. Item 5(Picture) master bath

(5) The smoke detector has been disconnected intentionally at bedroom.



B. Item 6(Picture) master bedroom

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

I	NI	NP	D
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(6) The ceiling fan "wobbles" in the bedroom. Some fans that wobble cannot be corrected without replacement This is for your information. A qualified licensed electrical contractor should perform repairs that involve wiring I recommend repair as needed.



B. Item 7(Picture) master bedroom

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.



york



data plate faded MFD not listed



unknown brand

A. Heating Equipment

Type of Systems: Forced Air

Energy Sources: Gas

Heat System Brand: Aged, Unknown

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

I NI NP D

Number of Heat Systems (excluding wood): One

Comments:

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

B. Cooling Equipment

Type of Systems: Air conditioner unit

Central Air Manufacturer: Aged, York

Comments:

- (1) It is recommended to have HVAC systems serviced annually.
- (2) The condenser is not level. This can cause damage to the unit or shorten its life span. A licensed HVAC contractor should service or repair unit.



B. Item 1(Picture)

- (3) The ambient air test was performed by using thermometers on the air handler 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 59 degrees, and the return air temperature was 75 degrees. This indicates the range in temperature drop is normal.

C. Duct Systems, Chases, and Vents

Ductwork: Insulated

Filter Type: Disposable

Filter Size: Cut to fit

Comments:

I recommend changing all HVAC filters upon move in.

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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

I NI NP D

IV. PLUMBING SYSTEM

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.



water meter front right of home



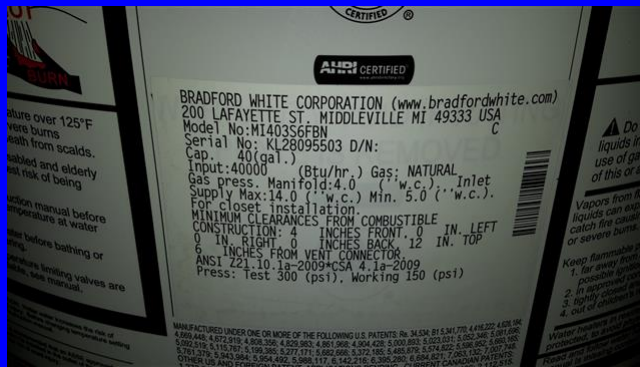
water shutoff inside garage right side

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

I NI NP D



Bradford white



40 gal

A. Plumbing Supply Distribution Systems and Fixtures

Location of water meter: Front, Right Side

Location of main water supply valve: Right Side

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

I	NI	NP	D
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Extra Info: in garage

Static water pressure reading: 52 pounds/square inch

Water Source: Public

Plumbing Water Supply (into home): Copper

Plumbing Water Distribution (inside home): Copper

Water Filters: None

Comments:

B. Drains, Waste, and Vents

Washer Drain Size: 2" Diameter

Plumbing Waste: PVC

Comments:

Plumbing waste line is slow or clogged at Master Bath sink.



B. Item 1(Picture) master bath sink left side

C. Water Heating Equipment

Energy Sources: Gas (quick recovery)

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

Water Heater Manufacturer: Bradford-White

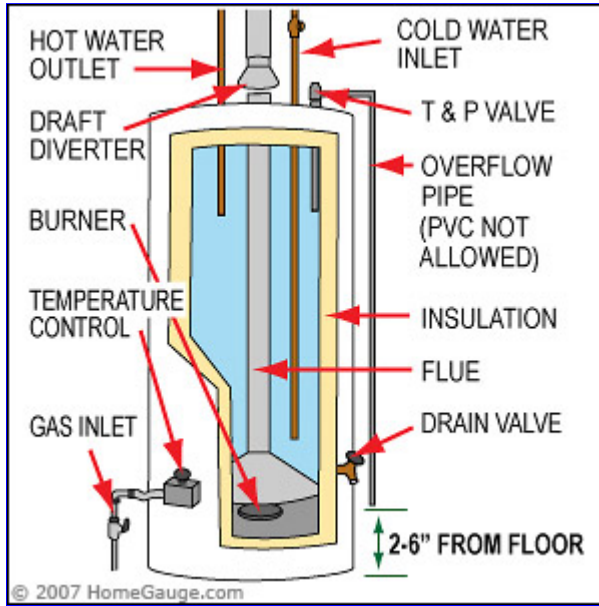
Water Heater Location: Attic

Comments:

The T&P (Test and Pressure) valve on water heater needs a 3/4 threaded pipe to extend within 6 inches of floor for safety. (PVC is not approved for hot water use). I recommend repair by a qualified person.

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

I NI NP D



C. Item 1(Picture)

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

I NI NP D



C. Item 2(Picture) left side of home

D. Hydro-Massage Therapy Equipment

Comments:

(1) The sink is chipped (Cosmetic) at the . This is a cosmetic issue for your information A qualified person should repair as necessary.

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

I NI NP D



D. Item 1(Picture) kitchen sink

(2) The Hydro-Massage Therapy equipment did not work properly at time of inspection.



D. Item 2(Picture) master bath

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.

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

I NI NP D



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

I NI NP D



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

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

I NI NP D

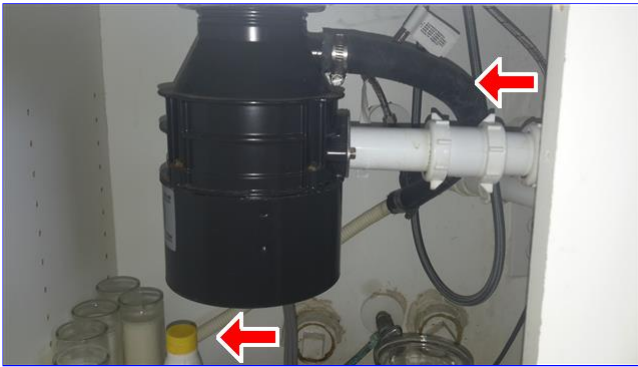


A. Dishwashers

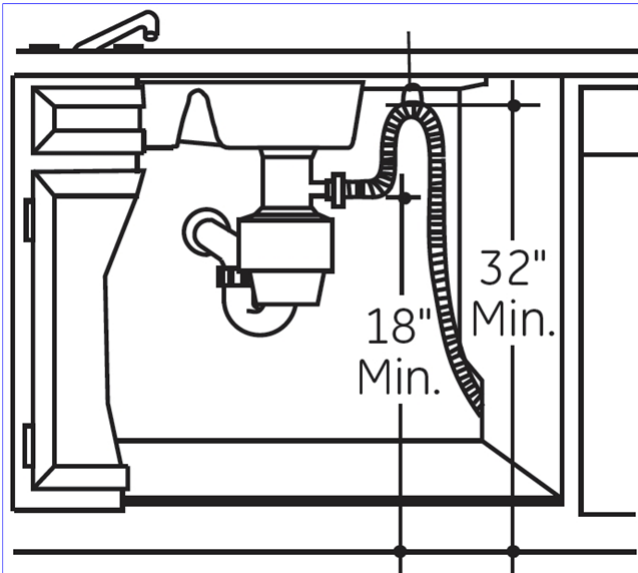
Dishwasher Brand: General Electric

Comments:

The dishwasher drain hose did not perform a loop to create a trap under sink. I recommend repair as necessary.



A. Item 1(Picture)



A. Item 2(Picture)

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

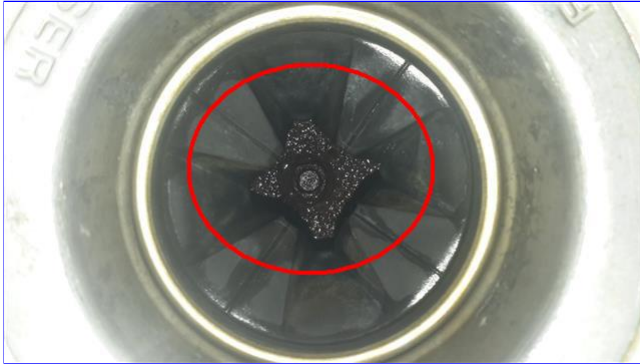
I NI NP D

B. Food Waste Disposers

Disposer Brand: Badger

Comments:

The food disposer is rusted inside at the blades. I recommend repair as needed.



B. Item 1(Picture)

C. Range Hood and Exhaust Systems

Exhaust/Range hood: Vented, General Electric

Comments:

D. Ranges, Cooktops and Ovens

Range/Oven: Frigidaire

Comments:

Tested and working properly at the time of inspection.



D. Item 1(Picture) tested at (350) F

E. Microwave Ovens

Built in Microwave: General Electric

Comments:

Tested and working properly at the time of inspection.

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

Tested and working properly at the time of inspection.

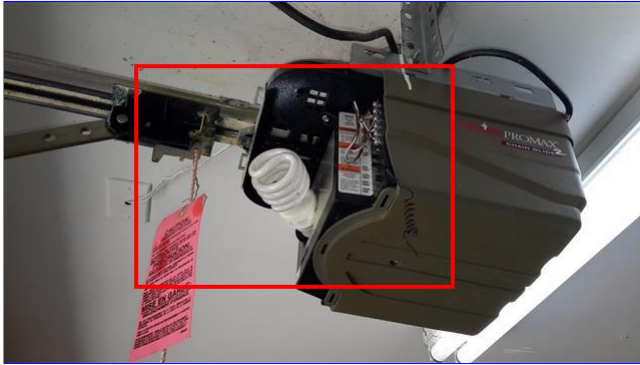
G. Garage Door Operator(s)

Comments:

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

I NI NP D

(1) The automatic opener for garage door at the front of home missing light cover. This is a maintenance issue and is for your information. A qualified contractor should inspect and repair as needed.



G. Item 1(Picture)

(2) The garage door at the front of home has a lock that has not been disabled for automatic opener. This is a maintenance issue and is for your information. A qualified contractor should inspect and repair as needed.



G. Item 2(Picture)

H. Dryer Exhaust Systems

Comments:

I. Other

Comments:

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

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

I NI NP D

VI. OPTIONAL SYSTEMS

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:](#)

VII. Home Warranty Information

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

Comments:

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