HG HOME INSPECTION
Hilsher Group LLC

# Inspection Report

## Steve Proctor

**Property Address:**
1022 Buoy Rd
Houston TX 77062


**HG Home Inspection**

**Kristi Hart TREC# 21276**
**2020 N Loop W Ste. 150**
**Houston, TX 77018**

# PROPERTY INSPECTION REPORT

**Prepared For:** Steve Proctor

(Name of Client)

**Concerning:** 1022 Buoy Rd, Houston, TX 77062

(Address or Other Identification of Inspected Property)

**By:** Kristi Hart TREC# 21276 / HG Home Inspection 3/3/2021

(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.

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:** | **In Attendance:** | **Type of building:** |
| TREC Texas Real Estate Commission | Customer | Single Family (1 story) |
| **Style of Home:** | **Approximate age of building:** | **Home Faces:** |
| Traditional | Over 25 Years | SW |
| **Temperature:** | **Weather:** | **Ground/Soil surface condition:** |
| Below 65 (F) = 18 (C) | Clear | Damp |
| **Rain in last 3 days:** | | |
| Yes | | |

Comments: Set by agent/SL
Prelisting
Referral: Realtor
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

12 inches of blown 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) Spalling or flaking occurring 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. No repairs are needed or foreseen at this time.

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A. Item 1(Picture) Rear of garage

(3) The foundation is poured on grade and appears to be performing as designed.

☑ ☐ ☐ ☐ **B. Grading and Drainage**

Comments:

☑ ☐ ☐ ☑ **C. Roof Covering Materials**

**Types of Roof Covering:** Architectural
**Viewed from:** Walked roof
**Roof Ventilation:** Gable vents, Ridge vents

Comments:

(1) This inspection does not warrant against roof leaks.

(2) The roof shingles showing wear and granular loss. (Granules provide UV protection for shingles. Once the granules erode away the sun is able to deteriorate the asphalt and shortens the life of the roofing material.) I recommend consulting with a roofing professional.. A qualified person should repair or replace as needed.

C. Item 1(Picture) Rear of home

(3) 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.

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C. Item 2(Picture) Front left of home

C. Item 3(Picture) Front of home

☑ ☐ ☐ ☐ **D. Roof Structures and Attics**

**Method used to observe attic:** Walked
**Viewed from:** Attic
**Roof Structure:** Stick-built
**Attic Insulation:** Blown
**Approximate Average Depth of Insulation:** 12 inches
**Approximate Average Thickness of Vertical Insulation:** None
**Attic info:** Pull Down stairs
Comments:

☑ ☐ ☐ ☑ **E. Walls (Interior and Exterior)**

**Wall Structure:** Wood
Comments:
(1) The Brick siding exterior in areas has loose, and missing mortar. Further deterioration can occur if not corrected. A qualified person should repair or replace as needed. (3/18/2021)

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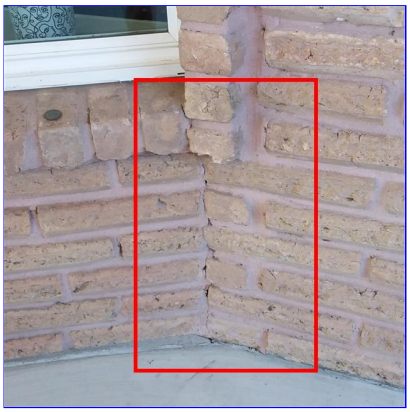
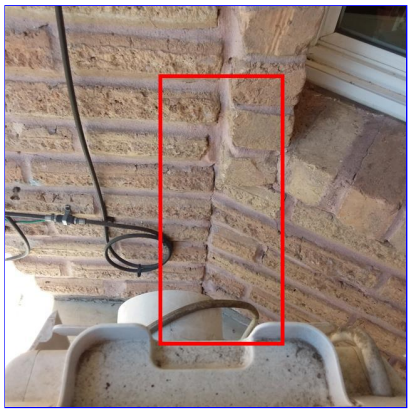
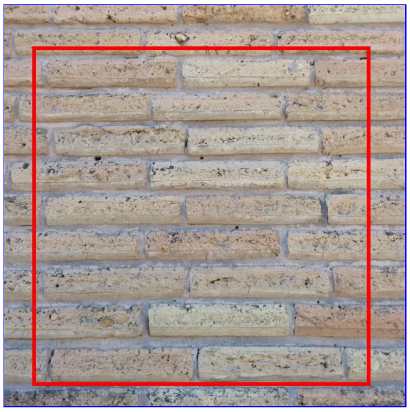


E. Item 1(Picture) Left rear of home (3/18/2021)



E. Item 2(Picture) Rear of home (3/18/2021)



E. Item 3(Picture) Left side of home (3/18/2021)

E. Item 4(Picture) Front of home (3/18/2021)

(2) The Brick siding rear of home is in contact with ground. Ground clearances are recommended to prevent deterioration and for a pest control company to monitor for wood eating insects. A qualified person should repair or replace as needed.

E. Item 5(Picture) Rear of home

(3) 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.

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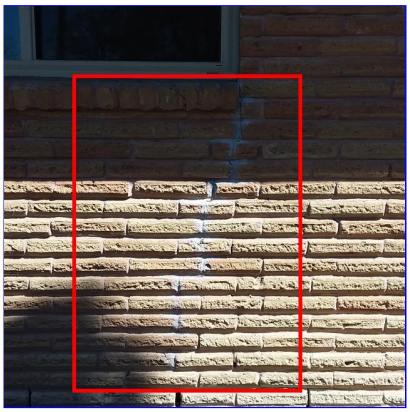
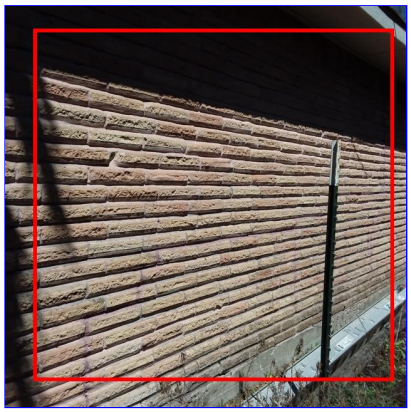


E. Item 6(Picture) Right side of garage



E. Item 7(Picture) Rear of garage

E. Item 8(Picture) Left side of home

(4) The Brick siding garage is damaged. Further deterioration can occur if not corrected. A qualified person should repair or replace as needed.

E. Item 9(Picture) Right rear side of garage

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

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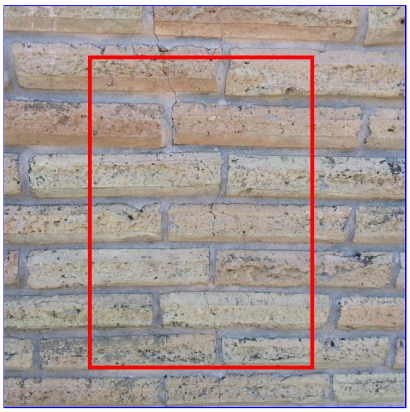

E. Item 10(Picture) Left side of home

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

E. Item 11(Picture) Right side of home

(7) Siding appears to be in contact with the roof surface in areas (unable to verify proper flashing). I recommend having a qualified contractor evaluate and make repairs as needed.

E. Item 12(Picture) Front right of home

E. Item 13(Picture) Front left of home

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|---|---|---|---|---|
| ☑ | ☐ | ☐ | ☐ | **F. Ceilings and Floors** |

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

| I | NI | NP | D | |
|---|---|---|---|---|
| ☑ | ☐ | ☐ | ☐ | **G. Doors (Interior and Exterior)** |

Comments:

| I | NI | NP | D | |
|---|---|---|---|---|
| ☑ | ☐ | ☐ | ☐ | **H. Windows** |

Comments:

| I | NI | NP | D | |
|---|---|---|---|---|
| ☐ | ☐ | ☑ | ☐ | **I. Stairways (Interior and Exterior)** |

Comments:

| I | NI | NP | D | |
|---|---|---|---|---|
| ☐ | ☐ | ☑ | ☐ | **J. Fireplaces and Chimneys** |

**Chimney (exterior):** N/A
**Operable Fireplaces:** None
**Types of Fireplaces:** None
**Number of Woodstoves:** None
Comments:

| I | NI | NP | D | |
|---|---|---|---|---|
| ☑ | ☐ | ☐ | ☑ | **K. Porches, Balconies, Decks and Carports** |

Comments:
(1) The weight load capabilities are not part of this inspection.
(2) The patio is poured even or above the foundation line of the home. This can contribute to water intrusion and creates conducive conditions for certain types of wood destroying insects. I recommend having a qualified pest control company inspect and treat as needed.

K. Item 1(Picture) Rear of home

| I | NI | NP | D | |
|---|---|---|---|---|
| ☑ | ☐ | ☐ | ☑ | **L. Other** |

Comments:
(1) Areas of the home have limited access due to furniture or occupants belongings. This is for your information.
(2) There is wood to ground to structure contact. This create conducive conditions for certain types of wood destroying insects. I recommend having a qualified pest control company inspect and treat if necessary.

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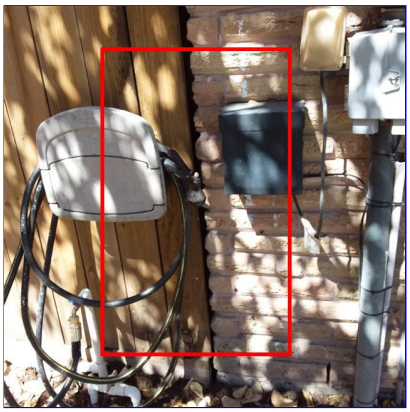

L. Item 1(Picture) Right rear of home

L. Item 2(Picture) Front right of garage

L. Item 3(Picture) Front left of garage

(3) The concrete drive at the left side of home deteriorated in areas. Further deterioration can occur if not repaired. A qualified person should repair or replace as needed.

L. Item 4(Picture)

L. Item 5(Picture)

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

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## II. ELECTRICAL SYSTEMS

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

Below ground service located at rear of home

200 AMP main panel located at rear of home

☑ ☐ ☐ ☐ **A. Service Entrance and Panels**

**Electrical Service Conductors:** Below ground
**Panel Capacity:** 200 AMP
**Panel Type:** Circuit breakers
**Electric Panel Manufacturer:** General Electric
Comments:

☑ ☐ ☐ ☑ **B. Branch Circuits, Connected Devices, and Fixtures**

**Type of Wiring:** Romex
**Branch wire 15 and 20 amperage:** Copper, Aluminum
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 equiped with gas fired appliances)
(2) Did not trip exterior and garage outlets due to occupants belongings in garage. This is for your information.
(3) The ceiling fan does work, but is controlled by a pull chain only in the living room. This is for your information. I recommend repair as needed.

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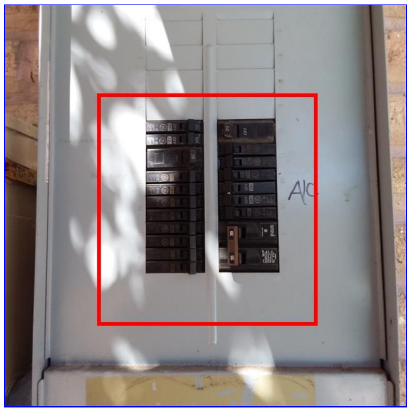
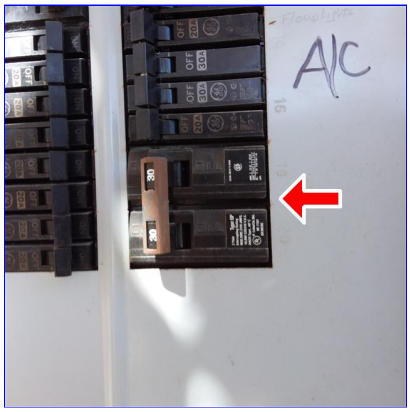
B. Item 1(Picture)

(4) 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.




B. Item 2(Picture)

(5) At least one circuit breaker in main panel is of a different brand than panel manufacturer. The manufacturer requires that in order for the panel to be safe, only their brand is allowed to be used inside the panel. Even though these circuit breakers are all "UL approved," they are not approved to be used in panels of different manufacturers unless so indicated on the panel label.




B. Item 3(Picture)

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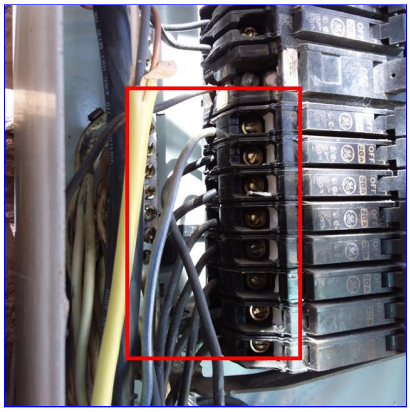
| I | NI | NP | D |
|---|---|---|---|

(6) Aluminum wire is installed on 120 VAC branch electrical circuits in the subject house. These single strand, branch circuit aluminum wires were used widely in houses during the mid 1960s and 1970s. According to the U.S. Consumer Product Safety Commission, problems due to expansion can cause overheating at connections between the wire and devices (switches and outlets) or at splices, which has resulted in fires. For further information on aluminum wiring contact the U.S. Consumer Product Safety Commission via the Internet at http://www.cpsc.gov/ . It is recommended that the electrical system be evaluated by a licensed electrical contractor.



B. Item 4(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.

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## III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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

Gas furnace

HVAC outside condenser


☑ ☐ ☐ ☑ **A. Heating Equipment**

**Type of Systems:** Forced Air

**Energy Sources:** Gas

**Heat System Brand:** American Standard

**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.

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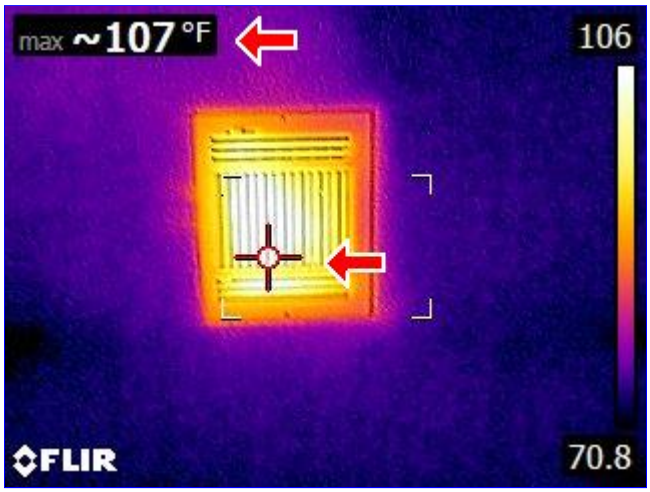


A. Item 1(Picture)

(3) The heat exchangers on a gas furnace can not be completely examined with out removal of front cover. I recommend having heating system serviced by HVAC professional before use and annually.

☑ ☐ ☐ ☑ **B. Cooling Equipment**

**Type of Systems:** Air conditioner unit

**Central Air Manufacturer:** American Standard

Comments:

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

(2) 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 50 degrees, and the return air temperature was 64 degrees. This indicates the range in temperature drop is normal.

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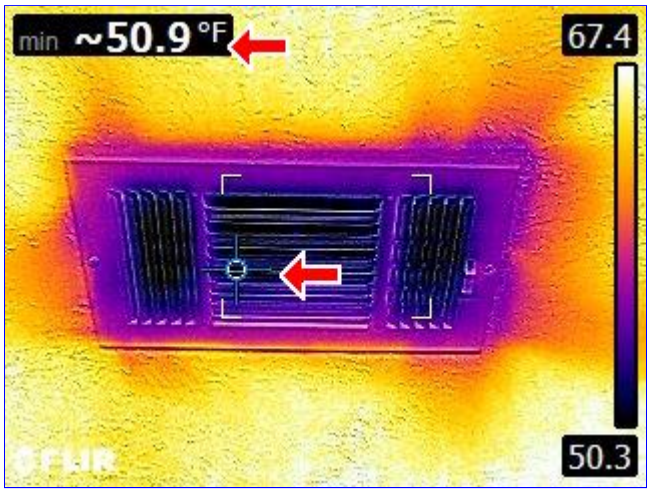
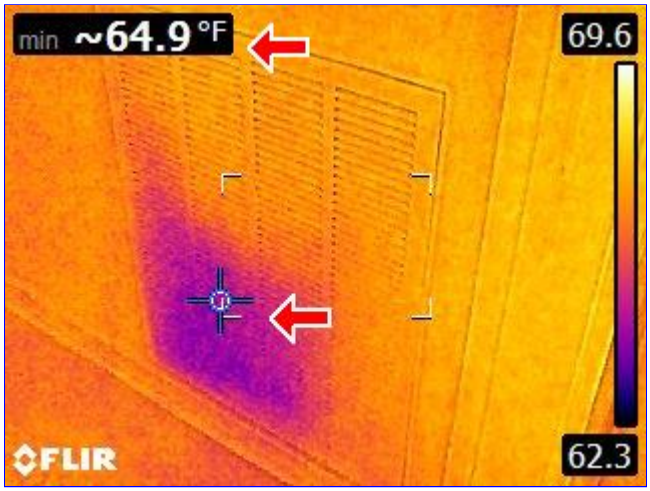



B. Item 1(Picture) Supply




B. Item 2(Picture) Return

☑ ☐ ☐ ☐ **C. Duct Systems, Chases, and Vents**

**Ductwork:** Insulated
**Filter Type:** Disposable
**Filter Size:** N/A
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

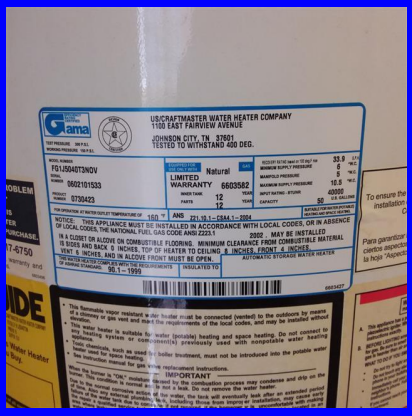
The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping 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.

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

**I NI NP D**

Main water shut off located at left side of washer/dryer room

50 gallon gas water heater located in washer/dryer room





55 psi water pressure

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:** 55 pounds/square inch
**Water Source:** Public
**Plumbing Water Supply (into home):** CPVC
**Plumbing Water Distribution (inside home):** Galvanized, CPVC

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

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

**Water Filters:** None

Comments:

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

**Washer Drain Size:** Undersized

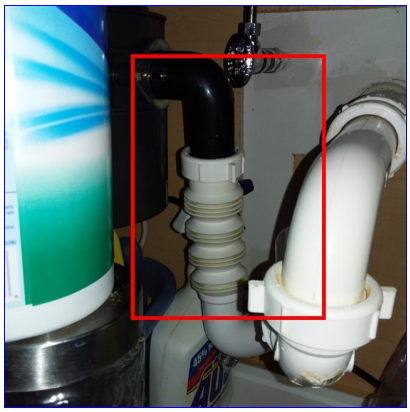
**Plumbing Waste:** PVC

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) Kitchen sink

(2) The plumbing waste line has been repaired improperly. This is not considered up to today's standard. While repair is amateur, their are no leaks at present. A qualified licensed plumber should repair or correct as needed.



B. Item 2(Picture) Kitchen sink

☑ ☐ ☐ ☐ **C. Water Heating Equipment**

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

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

**Water Heater Manufacturer:** Whirlpool

**Water Heater Location:** Washer Dryer Room

Comments:

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

| I | NI | NP | D | |
|---|---|---|---|---|
| ☐ | ☐ | ☑ | ☐ | **D. Hydro-Massage Therapy Equipment** |
| | | | | Comments: |
| ☐ | ☐ | ☑ | ☐ | **E. Other** |
| | | | | Comments: |

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

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

## V. APPLIANCES

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



☐ ☐ ☑ ☐ **A. Dishwashers**

**Dishwasher Brand:** None

Comments:

☑ ☐ ☐ ☑ **B. Food Waste Disposers**

**Disposer Brand:** Badger

Comments:

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

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

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

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


B. Item 1(Picture)

☑ ☐ ☐ ☑ **C. Range Hood and Exhaust Systems**

**Exhaust/Range hood:** Broan

Comments:

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

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

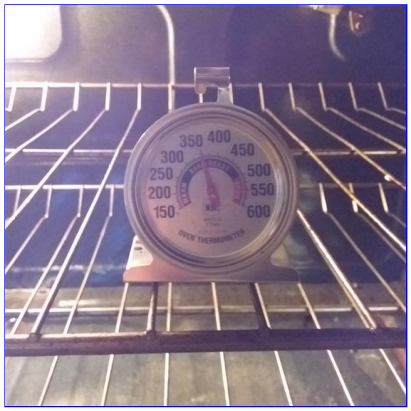
☑ ☐ ☐ ☐ **D. Ranges, Cooktops and Ovens**

**Range/Oven:** General Electric

Comments:

Tested and working properly at the time of inspection.

D. Item 1(Picture)




D. Item 2(Picture) Oven tested at 350°

☐ ☐ ☑ ☐ **E. Microwave Ovens**

**Built in Microwave:** None

Comments:

☑ ☐ ☐ ☐ **F. Mechanical Exhaust Vents and Bathroom Heaters**

Comments:

Tested and working properly at the time of inspection.

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

| I | NI | NP | D | |
|---|---|---|---|---|
| ☑ | ☐ | ☐ | ☐ | **G. Garage Door Operator(s)** |

Comments:

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

| I | NI | NP | D | |
|---|---|---|---|---|
| ☑ | ☐ | ☐ | ☐ | **H. Dryer Exhaust Systems** |

Comments:

| I | NI | NP | D | |
|---|---|---|---|---|
| ☐ | ☐ | ☑ | ☐ | **I. Other** |

Comments:

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

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

## VI. OPTIONAL SYSTEMS

Pool equipment located in garage

Sprinkler system control panel located at right side of garage

☑ ☐ ☐ ☑ **A. Landscape Irrigation (Sprinkler) Systems**

Comments:

(1) Tested and working properly at the time of inspection however some sprinkler heads spray patterns will need adjustment or replacement.

(2) There does not appear to be a back flow prevention device installed on sprinkler system. This is not considered to be today's standard. I recommend having a qualified person evaluate and make repairs. (3/18/2021)

(3) There is no rain sensor present to sprinkler system. This is not considered to be today's standards. I recommend having a qualified person evaluate and make repairs as needed.

☑ ☐ ☐ ☑ **B. Swimming Pools, Spas, Hot Tubs, and Equipment**

**Type of Construction:** Gunite (concrete)

**Style:** In ground

**Shape:** Freeform

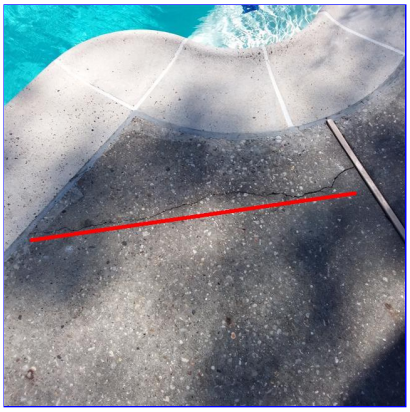
Comments:

(1) Any area with a pool or spa should be equiped 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.

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

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

(2) Our company does not inspect pool for leaks or seepage. Only components readily accessible are inspected.
(3) Floor or grounds around pool perimeter is cracked. Does not appear to go below water line.



B. Item 1(Picture)

B. Item 2(Picture)

☐ ☐ ☑ ☐ **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: