

Property Inspection Report

Concerning:
11633 Grandview Dr,
Montgomery, TX 77356

Prepared for:
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By:
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PROPERTY INSPECTION REPORT

Prepared For: Ido Samuelson and Erin Bessner, 512-831-9687, Ido.Samuelson@gmail.com
(Name of Client)

Concerning: 11633 Grandview Dr, Montgomery, TX 77356
(Address or Other Identification of Inspected Property)

By: Cory Alan Haddox, P.E.,
Professional Real Estate Inspector License # 20464 14 May 2021
(Name and License Number of Inspector) (Date)

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 standards 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; and
- 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

Time of Inspection:

Time at the start of the inspection: 2:15 p.m.

Time at the end of the inspection: 3:45 p.m.

Weather Conditions During Inspection

At the time of the inspection the weather was clear.

Weather experienced in the days leading up to the inspection was clear.

The estimated temperature at the time of the inspection was 75-80°F.

Property conditions change with time and use. These changes, after the inspection, may render information contained herein obsolete or invalid. The inspection is only valid at the time of the inspection. The inspector is not responsible for items found after the inspection. This property inspection is not a technically exhaustive inspection of the structure, systems or components. The inspection may not reveal all deficiencies

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

I	NI	NP	D
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I. STRUCTURAL SYSTEMS

This property inspection is not a technically exhaustive inspection of the structure, systems or components. The inspection may not reveal all deficiencies.

An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection.

If a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals.

Please read the purpose, limitations and inspector / client responsibilities at the beginning of this report.

☐ ☐ ☐ ☐ A. Foundations

Type of Foundation(s): Concrete, post-tensioned

Comments:

1. It is the opinion of the inspector that the foundation was found to be performing as expected for the age of the house at the time of the inspection.

☐ ☐ ☐ ☐ B. Grading & Drainage

Comments:

1. A bird's nest was observed in the gutter on the left side of the front entry. See Photo 1.
2. One of the gutter downspouts on the left side of the house was found to be dented. See Photo 2.
3. Some of the gutters were noted to have signs of leaking.



Photo 1



Photo 2

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

I NI NP D

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

Type(s) of Roof Covering: Composition Asphalt

Viewed From: Roof surface

Comments:

1. Damaged and deteriorated shingles were noted in a number of places on the roof. See Photos 3 through 17.
2. Several areas of patched shingles were observed on the roof. See Photos 18 through 20.
3. A significant amount of the ultra-violet protection (gravel) was found in some of the gutters. See Photos 21 and 22. This could be a sign of shingle deterioration.
4. Deteriorated, lifted and rusted flashing was noted at the back of the house, with several exposed and rusted nails. See Photos 23 through 31.
5. The vent covers were observed to be deteriorated and lifted with exposed and rusted nails. See Photos 32 through 38.
6. Some of the vent pipes were found to not be painted. See Photos 37 and 38.
7. A vent pipe was noted to be missing from one of the vent pipe covers at the back right of the upper roof. See Photo 39.
8. A hole was observed in the roof at the peak. See Photo 40.
9. It is recommended to have the roof further evaluated by a qualified roofing contractor.



Photo 3



Photo 4

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Photo 5



Photo 6



Photo 7



Photo 8



Photo 9



Photo 10

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Photo 11



Photo 12



Photo 13



Photo 14



Photo 15



Photo 16

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Photo 17



Photo 18

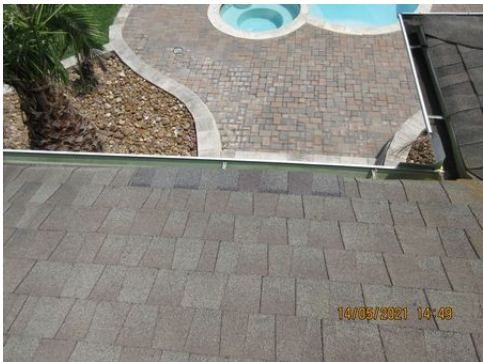


Photo 19



Photo 20

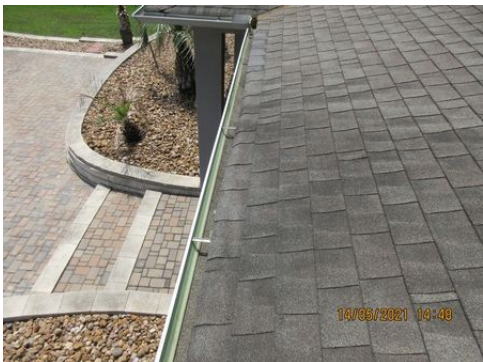


Photo 21

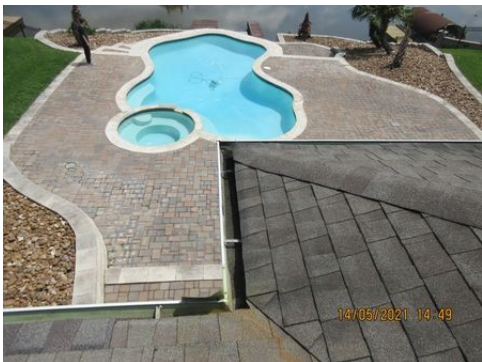


Photo 22

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Photo 23



Photo 24



Photo 25



Photo 26



Photo 27



Photo 28

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Photo 29



Photo 30



Photo 31



Photo 32



Photo 33



Photo 34

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

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Photo 35



Photo 36



Photo 37



Photo 38



Photo 39



Photo 40

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

Viewed From: Attic Interior

Approximate Average Depth of Insulation: ~10 inches, see Photo 43

Approximate Average Thickness of Vertical Insulation: NA

Comments:

1. The attic access ladder was observed to be without insulation or an air seal. See Photo 41.
2. As well, water stains were noted on the attic access ladder. See Photo 41.
3. The attic access ladder was found to not be secured in place with the appropriate fasteners. See Photo 42.
4. The upper section of the attic was observed to be without collar ties. See Photo 43 and Illustration 1.

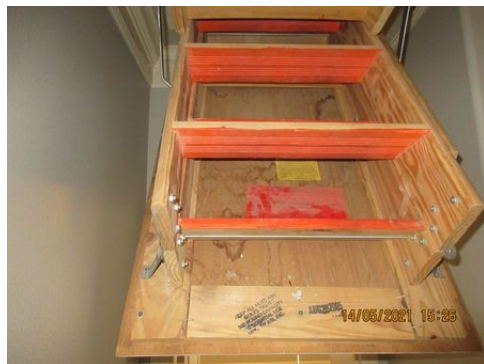


Photo 41



Photo 42

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

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Photo 43



Photo 44

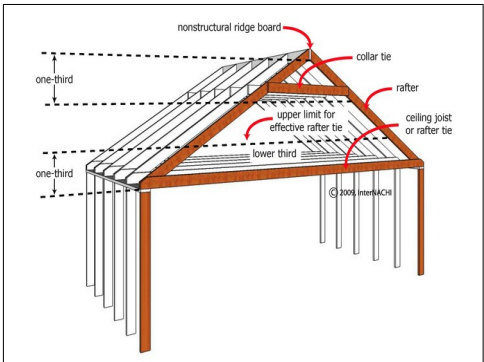


Illustration 1

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☐ ☐ ☐ ☐ **E. Walls (Interior & Exterior)**

Comments:

1. The stucco finish was found to be cracked in a number of places. See Photos 45 through 58.
2. Drywall separations were noted in the dining room and in the under stair closet. See Photos 59 and 60.
3. The master bathroom shower was observed to have several tile grout separations and missing tile grout. See Photos 61 through 70.
4. As well, the tile grout around the master bathroom bathtub was found to be separated. See Photos 71 through 74.
5. Some grout separations were also noted in the upstairs guest bathroom bathtubs. See Photos 75 through 77.
6. The tile grout was observed to be separated on the end of the kitchen bar. See Photo 78.



Photo 45



Photo 46



Photo 47



Photo 48

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Photo 49



Photo 50



Photo 51



Photo 52



Photo 53



Photo 54

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Photo 55



Photo 56



Photo 57



Photo 58



Photo 59

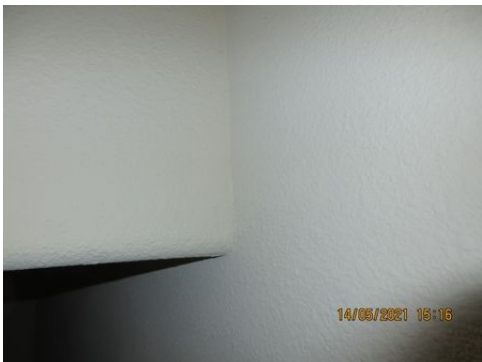


Photo 60

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Photo 61



Photo 62



Photo 63



Photo 64



Photo 65



Photo 66

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Photo 67

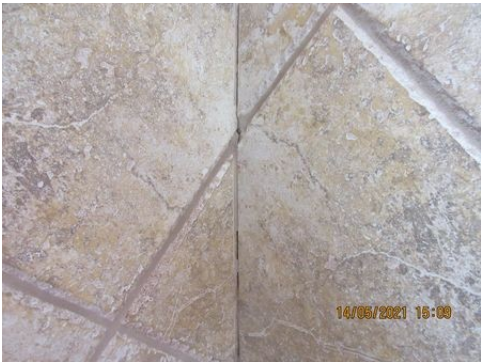


Photo 68



Photo 69

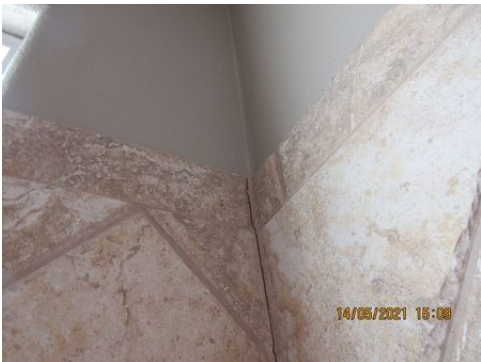


Photo 70

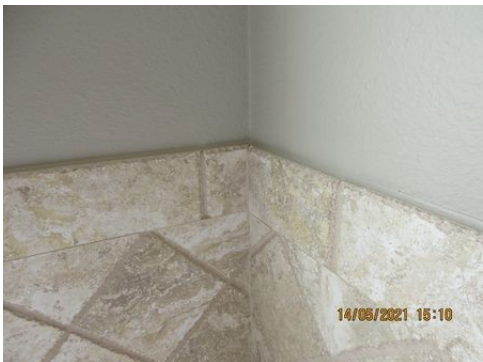


Photo 71

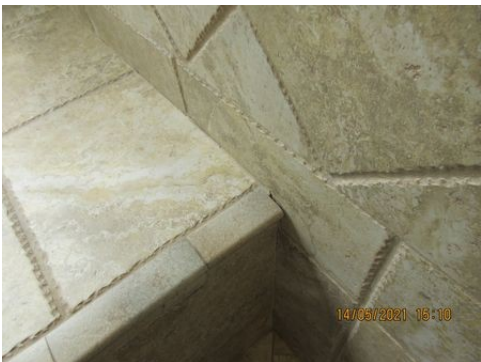


Photo 72

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Photo 73



Photo 74



Photo 75

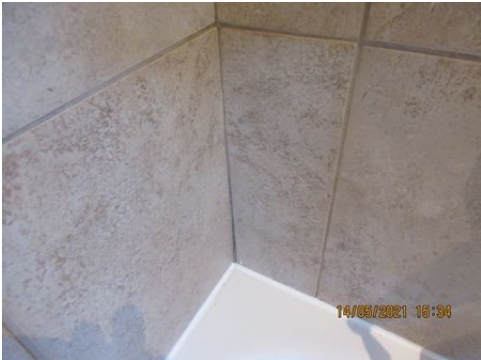


Photo 76



Photo 77

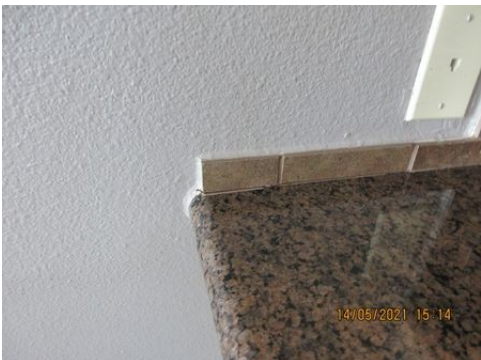


Photo 78

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☐ ☐ ☐ ☐ **F. Ceilings & Floors**

Comments:

1. The ceiling trim was found to be separated in a number of places throughout the house. See Photos 79 through 83.
2. Several drywall separations and uncovered ceiling drywall nails were noted. See Photos 84 through 95.
3. A drywall patch and water stains were observed on the ceiling at the front of the garage room. See Photos 96 and 97.
4. Water stains and deterioration were found on the ceiling in the upstairs hall closet and on the living room ceiling. See Photos 98 and 99.
5. The upstairs floor was noted to make a noise when walked upon.
6. The floor trim was observed to be deteriorated and separated in a number of places throughout the house. See Photos 100 through 105.



Photo 79



Photo 80



Photo 81



Photo 82

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

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Photo 83



Photo 84



Photo 85



Photo 86



Photo 87



Photo 88

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Photo 89

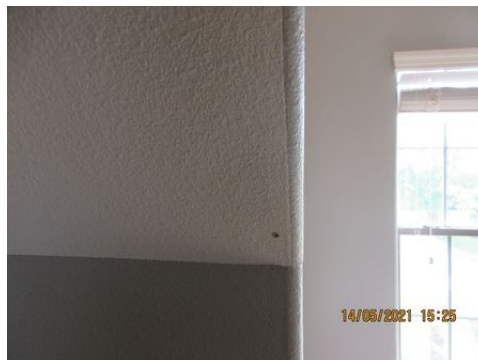


Photo 90

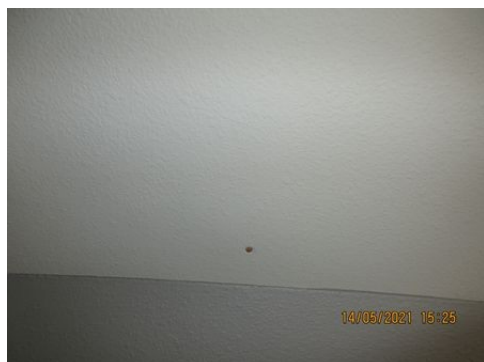


Photo 91

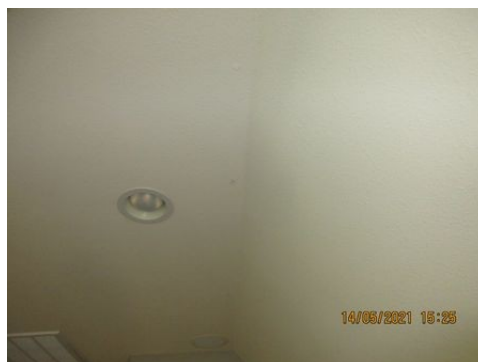


Photo 92



Photo 93

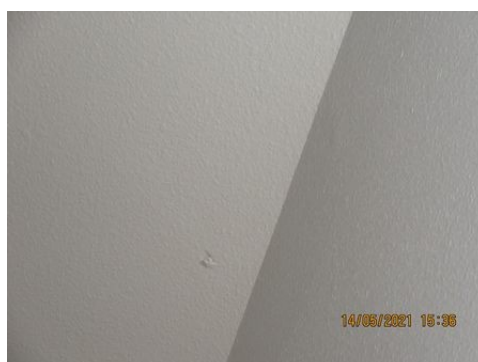


Photo 94

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Photo 95



Photo 96

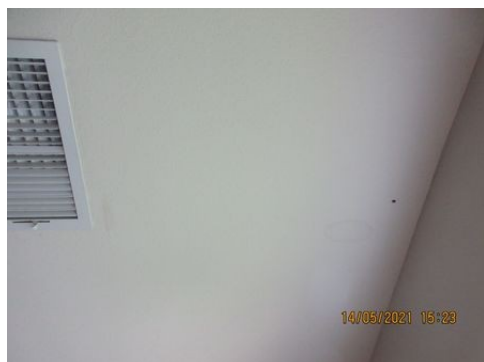


Photo 97

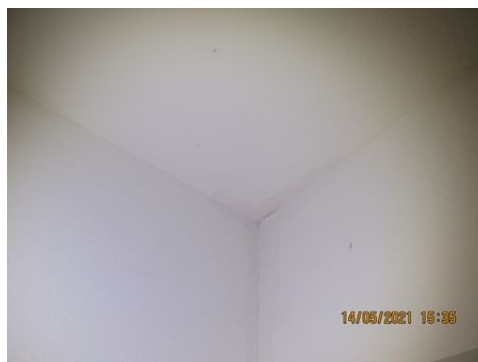


Photo 98



Photo 99

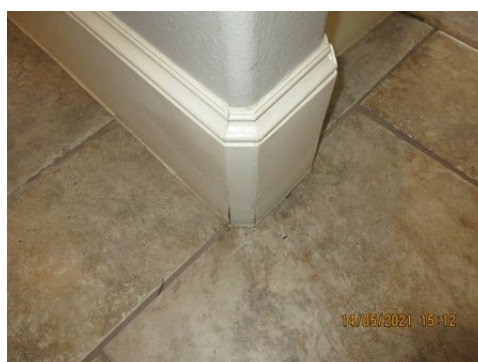


Photo 100

Report Identification: 11633 Grandview Dr

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Photo 101



Photo 102



Photo 103



Photo 104



Photo 105

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☐ ☐ ☐ ☐ **G. Doors (Interior & Exterior)**

Comments:

1. The garage back door trim and door were noted to be deteriorated and damaged at the bottom. See Photos 106 and 107.
2. Some of the doors throughout the house were found to be without or to have damaged door stops. See Photos 108 and 109.
3. A garage entry door is expected to be 1-3/8 inches thick and to be self-closing. This garage entry door was noted to be less than the expected thickness at the insets and to not be self-closing. See Photo 110.
4. One of the master bathroom closet doors was found to have been removed. See Photo 111.
5. Some of the door knobs were observed to not be secured in place properly. See Photos 112 through 114.
6. The upstairs front middle bedroom door was noted to not latch.
7. The stationary side of the office double doors was found to not shut completely. See Photo 115.



Photo 106



Photo 107

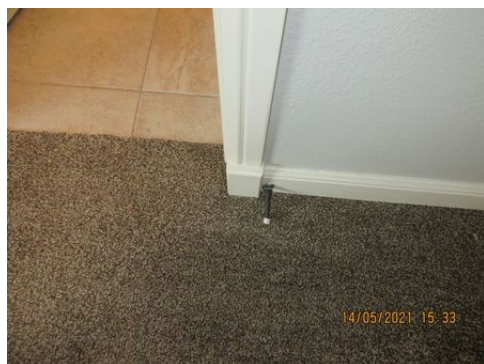


Photo 108

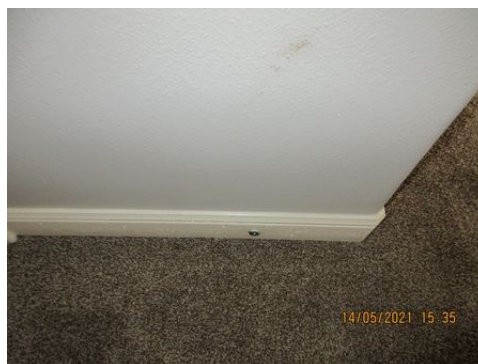


Photo 109

Report Identification: 11633 Grandview Dr

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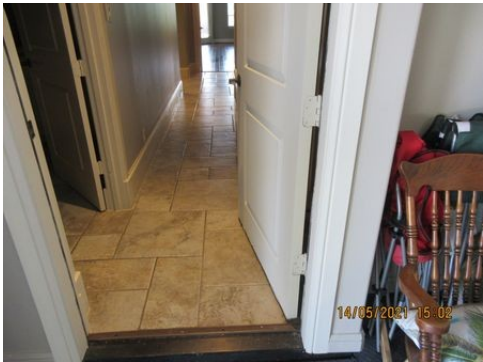


Photo 110



Photo 111



Photo 112



Photo 113



Photo 114



Photo 115

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

I	NI	NP	D
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☐ ☐ ☐ ☐ **H. Windows**

Comments:

1. Some of the window seals were noted to be damaged or separated. See Photos 116 and 117.
2. Windows that are larger than nine square feet are expected to be made of safety glass. A number of the windows throughout the house were found to be more than nine square feet, but to not be made of safety glass or labeled as such.
3. One of the windows on the right side of the house was observed to be without a window screen. See Photo 118.
4. Some of the screens were noted to be damaged. See Photos 119 through 121.
5. The window sill was found to be significantly separated from the wall in the upstairs front middle bedroom. See Photos 122 and 123.
6. The window sill was observed to be damaged in the upstairs back right bedroom. See Photo 124.



Photo 116



Photo 117



Photo 118



Photo 119

Report Identification: 11633 Grandview Dr

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Photo 120



Photo 121



Photo 122



Photo 123



Photo 124

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

I	NI	NP	D
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☐ ☐ ☐ ☐ I. Stairways (Interior & Exterior)

Comments:

1. The back yard stairs were noted to be without a handrail. See Photo 125. This could be a safety hazard.
2. The handrail for the stairway in the house was found to be loose at the top. See Photo 126.



Photo 125



Photo 126

Report Identification: 11633 Grandview Dr

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I	NI	NP	D
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☐ ☐ ☐ ☐ **J. Fireplace/Chimney**

Comments:

☐ ☐ ☐ ☐ **K. Porches, Balconies, Decks, and Carports**

Comments:

1. The stone walkways at the back patio was noted to have settled slightly. See Photos 127 and 128.



Photo 127

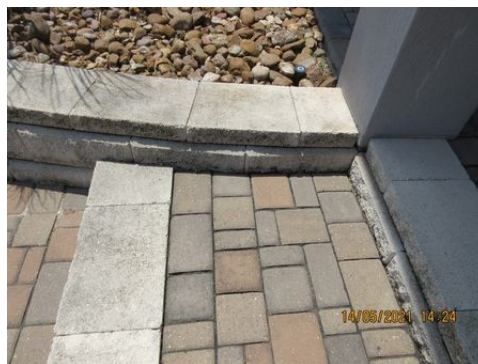


Photo 128

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

I	NI	NP	D
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☐ ☐ ☐ ☐ L. Other

Comments:

1. The back retaining walls were noted to be without handrails. See Photo 129. This could be a safety hazard.
2. The boat launch pier was found to have several deteriorated and lifted boards. See Photos 130 through 135. These lifted boards could be tripping hazards.
3. The boat launch piers were observed to move when walked upon.
4. The boat launch was noted to be deteriorated. The boat launch motor was found to be intact, but was not operated due to the electrical issues that were found at the boat launch pier.



Photo 129



Photo 130



Photo 131



Photo 132

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

I	NI	NP	D
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Photo 133



Photo 134



Photo 135



Photo 136

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

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II. ELECTRICAL SYSTEMS

This property inspection is not a technically exhaustive inspection of the structure, systems or components. The inspection may not reveal all deficiencies.

An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection.

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Please read the purpose, limitations and inspector / client responsibilities at the beginning of this report.

☐ ☐ ☐ ☐ A. Service Entrance and Panels

Comments:

1. The exterior AC unit electrical disconnect boxes and light control panel box on the right side of the house were observed to not be sealed to the wall properly. See Photo 137.
2. The 200 amp panel was noted to be Brand Square D and was found to be located on the back wall of garage, which is the right wall of the house. See Photo 138.
3. The larger panel was noted to not be labeled completely. See Photo 139.



Photo 137



Photo 138

Report Identification: 11633 Grandview Dr

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

I	NI	NP	D
1	1	1	1
2	2	2	2
3	3	3	3
4	4	4	4
5	5	5	5
6	6	6	6
7	7	7	7
8	8	8	8
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99	99	99	99
100	100	100	100

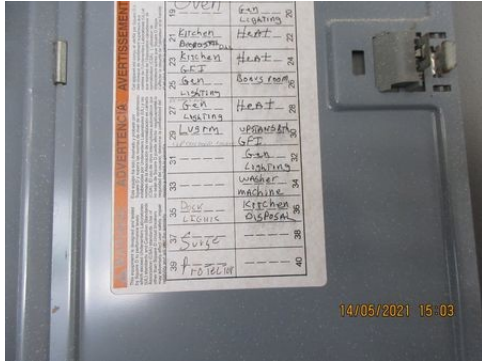


Photo 139

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

Type of Wiring: Non metallic sheathed cable (Romex)

Comments:

1. Some of the exterior light fixtures and the exterior receptacles were noted to not be sealed to the wall properly. See Photos 140 through 143.
2. A damaged conduit and junction box were found on the right side of the house. See Photo 144.
3. Exposed and unsecured wires were noted on the boat launch pier. See Photos 145 through 147.
4. As well, the receptacle in the boat launch motor box was found to be without a cover. See Photo 148.
5. Some of the light fixtures throughout the house were noted to not be functioning at the time of the inspection. As well, some of the three-way switches were found to not be functioning properly at the time of the inspection.
6. The receptacle below the electrical panels in the garage was observed to have the hot and neutral reversed.
7. As well, one of the receptacles on the back wall of the garage was noted to have a cover that did not cover the hole in the wall completely. See Photo 149.

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

I	NI	NP	D
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Photo 140



Photo 141



Photo 142



Photo 143



Photo 144



Photo 145

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

I	NI	NP	D
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Photo 146



Photo 147



Photo 148



Photo 149

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

I NI NP D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

This property inspection is not a technically exhaustive inspection of the structure, systems or components. The inspection may not reveal all deficiencies.

An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection.

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☐ ☐ ☐ ☐ **A. Heating Equipment**

Type of System: Forced air furnace

Energy Source: Gas

Comments:

☐ ☐ ☐ ☐ **B. Cooling Equipment**

Type of System: Split system

Comments:

1. Two of the exterior AC units were noted to have been manufactured in 2006 and one was found to have been manufactured in 2004. See Photos 150 through 152.
2. Some of the exterior AC unit refrigerant line insulation was found to be missing. See Photo 153.
3. Rust was observed in all three of the overflow pans under the AC units in the attic. See Photos 154 through 156.
4. The temperature of the air coming from the downstairs unit was noted to be significantly higher than expected when the unit was operated in the cooling mode.
5. The temperature of the air coming from the upstairs units was found to be higher than expected when the units were operated in the cooling mode.
6. It is recommended that both the heating and cooling systems be serviced before use and annually thereafter.

Report Identification: 11633 Grandview Dr

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

I NI NP D

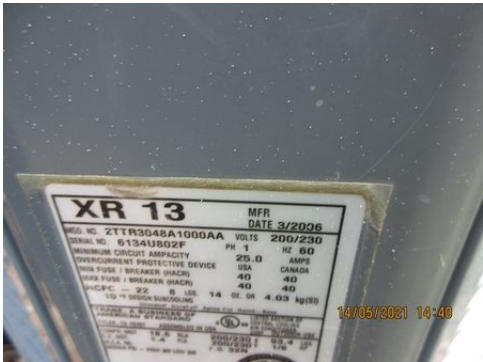


Photo 150



Photo 151



Photo 152



Photo 153

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

I	NI	NP	D
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Photo 154



Photo 155



Photo 156

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

I	NI	NP	D
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☐ ☐ ☐ ☐ **C. Duct System, Chases, and Vents**

Comments:

1. Discoloration from condensation was noted on some of the duct boxes in the attic. See Photo 157.
2. Air ducts in an attic are expected to be separated. A few of the air ducts in the attic were found to not be separated. See Photos 158 and 159.



Photo 157



Photo 158



Photo 159

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

I NI NP D

IV. PLUMBING SYSTEM

This property inspection is not a technically exhaustive inspection of the structure, systems or components. The inspection may not reveal all deficiencies.

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☐ ☐ ☐ ☐ **A. Plumbing Supply, Distribution Systems and Fixtures**

Location of water meter: Front yard to the right, see Photo 160

Location of main water supply valve: Front of the house, in the garage, see Photo 161

Location of main gas supply valve: Right side of the house, see Photo 162

Static water pressure reading: 67 p.s.i. (Acceptable Range 40 – 80 p.s.i.)

Comments:

1. The gas supply system was observed to not be bonded.
2. A gas supply pipe at the back patio was found to be rusted. See Photo 163.
3. The exterior hose spigot on the left side of the house was noted to leak when operated.
4. Some of the exterior hose spigots were observed to be without back flow prevention devices.
5. An out of use or non-functioning hose spigot was found at the boat launch pier. See Photo 164.
6. A PVC pipe connected to the exterior hose spigot at the back right of the house was noted to have damaged and missing insulation. See Photo 165.
7. One of the washing machine water supply valves was observed to be corroded. See Photo 166.
8. The gas supply for the kitchen island cooktop was found to be misaligned. See Photo 167.
9. The kitchen sink faucet was noted to not be functioning at the time of the inspection.
10. The water supply handle in the upstairs back right bathroom was observed to not be secured in place properly.

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

I	NI	NP	D
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Photo 160



Photo 161



Photo 162



Photo 163

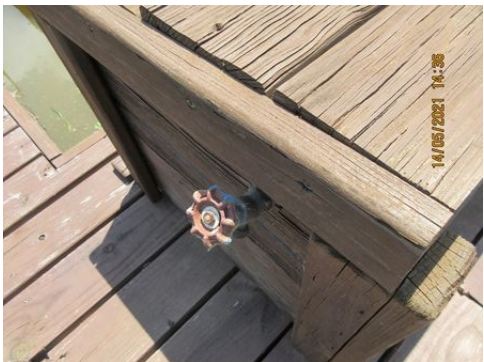


Photo 164

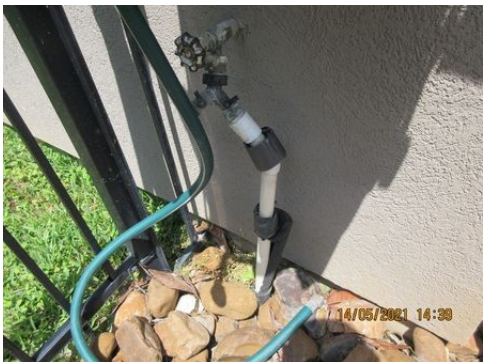


Photo 165

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

I	NI	NP	D
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Photo 166



Photo 167

☐ ☐ ☐ ☐ **B. Drains, Wastes, and Vents**

Comments:

1. The master bathroom bathtub was noted to be without an installed drain plug. See Photo 168.
2. Some of the bathroom sink drain plugs were found to not open completely, causing the sinks to drain slowly at the time of the inspection.



Photo 168

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

I NI NP D

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

Energy Source: Gas

Capacity: Both 50 gallons

Comments:

1. Both of the water heaters were found to have been manufactured in 2017. See Photos 169 and 170.

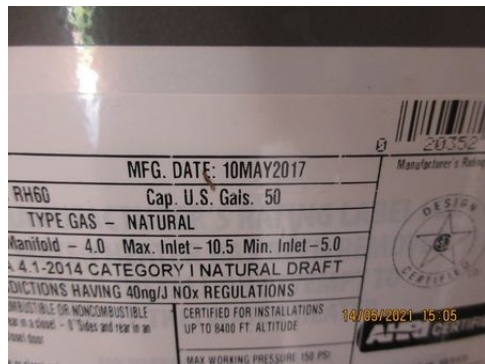


Photo 169

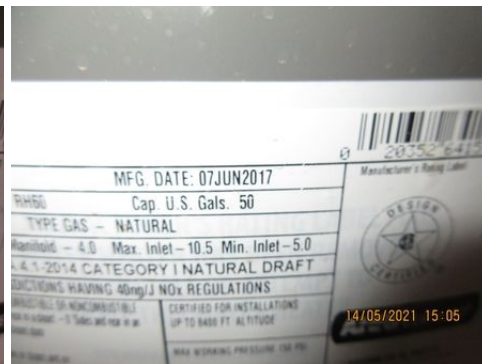


Photo 170

☐ ☐ ☐ ☐ **D. Hydro-Massage Therapy Equipment**

Comments:

1. The hydro-massage tub was found to be without an access panel for the pump or motor.
2. The hydro-massage tub was noted to be without a dedicated GFCI receptacle.

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

I	NI	NP	D
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V. APPLIANCES

This property inspection is not a technically exhaustive inspection of the structure, systems or components. The inspection may not reveal all deficiencies.

An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection.

If a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals.

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☐ ☐ ☐ ☐ **A. Dishwashers**

Comments:

☐ ☐ ☐ ☐ **B. Food Waste Disposers**

Comments:

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

Comments:

1. A range hood was noted to not be installed in the kitchen island. See Photo 171.



Photo 171

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

Comments:

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

I	NI	NP	D
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☐ ☐ ☐ ☐ **E. Microwave Ovens**

Comments:

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

Comments:

☐ ☐ ☐ ☐ **G. Garage Doors and Operators**

Comments:

1. The far right garage door was noted to not be functioning at the time of the inspection, due to the automatic reverse sensors being misaligned.
2. Garage doors with automatic openers are expected to have locks that have been disabled. The far right garage door was noted to have a lock that had not been disabled. See Photo 172.
3. The manual release cord for the far right garage door opener was observed to have been cut. See Photo 173.



Photo 172



Photo 173

☐ ☐ ☐ ☐ **H. Dryer Exhaust Systems**

Comments:

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

I	NI	NP	D
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☐ ☐ ☐ ☐ I. Other

Comments:

1. An out of use water softener was noted in the garage. See Photo 174.
2. The medium container was found to not be filled with medium. See Photo 175.



Photo 174



Photo 175

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

I NI NP D

VI. OPTIONAL SYSTEMS

This property inspection is not a technically exhaustive inspection of the structure, systems or components. The inspection may not reveal all deficiencies.

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

Comments:

1. The sprinkler control panel was noted to be located on the back wall of the garage. See Photo 176.
2. A zone schedule was found to be located on the top of the control panel cabinet. See Photo 177.
3. The sprinkler system control wire conduit was observed to be damaged and not secured or sealed to the wall properly. See Photo 178.
4. The sprinkler system back flow prevention device was noted to have damaged and missing insulation, to have rusted handles and to not be secured to the wall properly. See Photo 179.
5. The sprinkler system water supply valves was found to not be turned on at the time of the inspection. Therefore, the sprinkler system was only visually inspected.

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

I	NI	NP	D
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Photo 176



Photo 177



Photo 178



Photo 179

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

I	NI	NP	D
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☐ ☐ ☐ ☐ **B. Swimming Pools, Spas, Hot Tubs, and Equipment**

Type of Construction: In ground concrete

Comments:

1. The pool equipment and control panel were noted to be located at the back right of the house. See Photos 180 and 181.
2. A number of the coping tiles around the pool were found to be cracked with one at the spa found to not be secured in place properly. See Photos 182 through 191.
3. It was observed that the pool had been maintained by a pool service company. It is recommended to contact this pool service company to discuss any issues with the pool or equipment.



Photo 180



Photo 181



Photo 182



Photo 183

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

I	NI	NP	D
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Photo 184



Photo 185



Photo 186



Photo 187

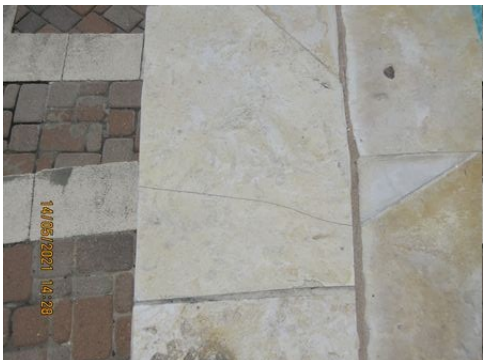


Photo 188



Photo 189

Report Identification: 11633 Grandview Dr

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

I NI NP D



Photo 190

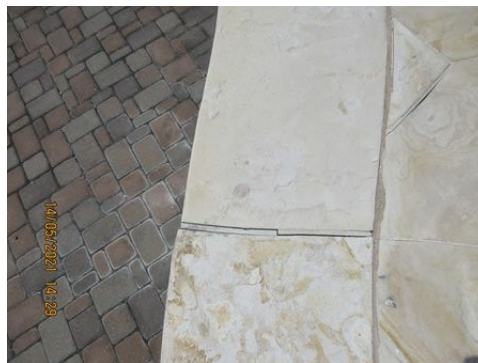


Photo 191

☐ ☐ ☐ ☐ **C. Outbuildings**

Comments:

☐ ☐ ☐ ☐ **D. Private Water Wells**

Type of Pump:

Type of Storage Equipment:

Comments:

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

I	NI	NP	D
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☐ ☐ ☐ ☐ **E. Private Sewage Disposal (Septic) Systems**

Type of System: Aerobic

Location of Drain Field: Front yard

Comments:

1. The pump and control panel were noted to be located at the front right of the house. See Photo 192.
2. The pump was observed to have been installed in 2018. See Photo 193.
3. The septic tanks were found to be located in the front yard. See Photo 194.
4. Due to the change in occupancy, it is recommended to have the septic system serviced by a qualified septic system service company.



Photo 192



Photo 193



Photo 194