



Inspection Report

David Doty

Property Address:
26 N Waxberry
The Woodlands TX 77381



Hilsher Group LLC

Reevis Coleman Schultz Texas Professional Home Inspector #21983
2020 N Loop W #150
Houston ,Texas 77018

PROPERTY INSPECTION REPORT

Prepared For: David Doty
(Name of Client)

Concerning: 26 N Waxberry, The Woodlands, TX 77381
(Address or Other Identification of Inspected Property)

By: Reevis Coleman Schultz Texas Professional Home Inspector / Hilsher Group LLC
5/11/2021
(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.

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 (briefly)

Type of building:

Single Family (1 story)

Style of Home:

Traditional

Approximate age of building:

Over 25 Years

Home Faces:

NW

Temperature:

Over 65 (F) = 18 (C)

Weather:

Clear

Ground/Soil surface condition:

Dry

Rain in last 3 days:

No

Comments: Set by agent/SL

Pet Instructions: none

Referral: Online Appointment Request

Year Built: 1981

Square Footage: 1462

Rooms: 3 Bedrooms, 2 Bathrooms

Property is Vacant

Utilities On: Water, Electricity, Gas

People Present at Inspection: Seller Agent

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

I NI NP D

I. STRUCTURAL SYSTEMS

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



stick built with out radiant barrier



cellulose insulation 6 inches average



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 post tension foundation has exposed cable ends that are starting to show signs of deterioration.

This is a maintenance issue. Further deterioration will occur if not corrected. I recommend having a qualified person make repairs as needed.



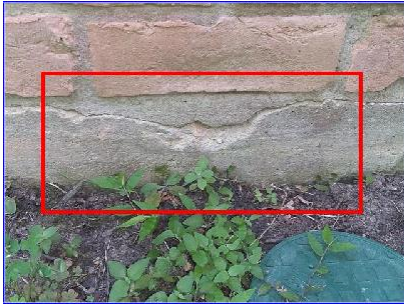
A. Item 1(Picture) right side of home

Fixed - Per Seller

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

I NI NP D

(3) The foundation wall appears to be showing signs of flaking and deterioration. I recommend having a qualified person make repairs as needed.



Fixed – Per Seller

A. Item 2(Picture) right side of home

(4) The foundation is poured on grade with post tension cables and appears to be performing as designed.

B. Grading and Drainage

[Comments:](#)

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



Fixed – Per Seller

B. Item 1(Picture)

(2) The gutter downspout(s) missing deflector(s) at the exterior. Erosion can continue or become worse if not corrected. A qualified contractor should inspect and replace as needed.



Fixed – Per Seller

B. Item 2(Picture) right side of home

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I NI NP D

(3) There is a negative slope towards the exterior areas. This area does not appear to drain water away from home and needs landscaping and drainage corrected to show a minimum of 4 inches of slab.



B. Item 3(Picture) right side of home



B. Item 4(Picture) front of home



B. Item 5(Picture) left side of home areas



B. Item 6(Picture) rear of home areas

C. Roof Covering Materials

Types of Roof Covering: 3-Tab fiberglass

Viewed from: Ground, Ladder, Walked roof, Attic

Roof Ventilation: Ridge vents

Comments:

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

(2) The tree limbs that are in contact with roof or hanging near roof should be trimmed.



C. Item 1(Picture) rear of home areas



C. Item 2(Picture) right side of home

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

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I NI NP D

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



Fixed - Per Seller

C. Item 3(Picture) multiple areas

(4) Debris is present on roof surface in multiple areas. Having debris present can lead to shingle deterioration and possible moisture problems. I recommend having a qualified contractor remove, inspect and make repairs as needed.



Fixed - Per Seller

C. Item 4(Picture) multiple areas

(5) Appliance vent on roof does not appear to have the proper clearance from roof vent or roof in areas. This is not considered today's standard. I recommend having a qualified contractor further evaluate and make repairs as needed.



C. Item 5(Picture) furnace and water heater

(6) Water heater and furnace flue piping appear to wrong style of piping penetration. I recommend having a qualified contractor inspect and repair as needed.

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I NI NP D



C. Item 6(Picture)

(7) Shingles appear to be lifted in areas of the roof. Damage could occur if not corrected. I recommend having a qualified roofing contractor further evaluate and make repairs as needed.



C. Item 7(Picture) various areas

(8) Roof sheathing appears to be wavy in areas. I recommend having a qualified roofing contractor inspect and repair as needed.



C. Item 8(Picture) multiple areas

(9) I recommend increasing the ventilation when roof covering is replaced.

D. Roof Structures and Attics

Method used to observe attic: From entry, Walked, Inaccessible

Viewed from: Attic, Ground, Ladder, Walked roof

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

Attic Insulation: Cellulose

Approximate Average Depth of Insulation: less than 6 inches

Approximate Average Thickness of Vertical Insulation: less than 6 inches

Attic info: Pull Down stairs

Comments:

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I NI NP D

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

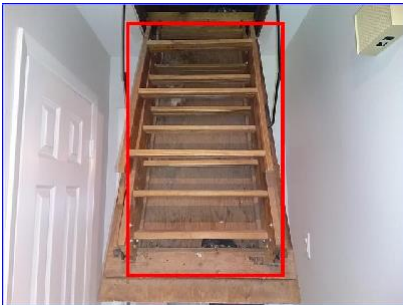
(2) There is inadequate fire blocking. This is a safety hazard and should be corrected. I recommend having a qualified person repair or replace as needed.



Fixed – Per Seller

D. Item 1(Picture) garage access

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



Fixed – Per Seller

D. Item 2(Picture) hallway access

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



D. Item 3(Picture)

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

I NI NP D

(5) Furnace flue piping vent is rusting. I recommend having a qualified roofing contractor inspect and repair as needed.



Fixed – Per Seller

D. Item 4(Picture)

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



Fixed – Per Seller

D. Item 5(Picture)

(7) Unable to verify if lighting is rated to be in contact with insulation or combustible materials. I recommend having a qualified contractor inspect and repair as needed.



Fixed – Per Seller

D. Item 6(Picture) multiple areas

(8) Rafters appear to show signs of separation from ridge board in the attic space (most likely caused from movement). Further separation may occur if not corrected. I recommend having a qualified contractor further evaluate and make repairs as needed.

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

I NI NP D



Fixed - Per Seller

D. Item 7(Picture) various areas

(9) Visible daylight in areas of attic space. This is not considered today's standard. Further deterioration can occur if not corrected. I recommend having a qualified contractor inspect and make repairs as needed.



D. Item 8(Picture) chimney areas

(10) The attic space is missing adequate service access decking. This is not considered to be today's standard. I recommend having a qualified person install decking.



Fixed - Per Seller

D. Item 9(Picture)

E. Walls (Interior and Exterior)

Wall Structure: Wood

Comments:

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

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

I NI NP D



E. Item 1(Picture) living room window areas



E. Item 2(Picture) living room window areas

Fixed - Per Seller

(2) The drywall on the wall has some "nail pops," (cosmetic) in areas. While this damage is cosmetic, it needs to be repaired. A qualified contractor should inspect and repair as needed.



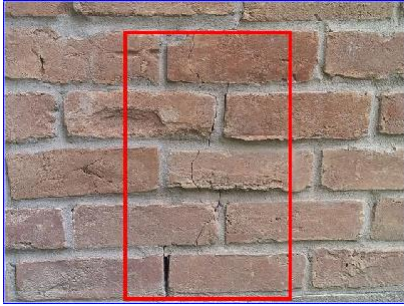
E. Item 3(Picture) multiple areas right side bedroom

Fixed - Per Seller

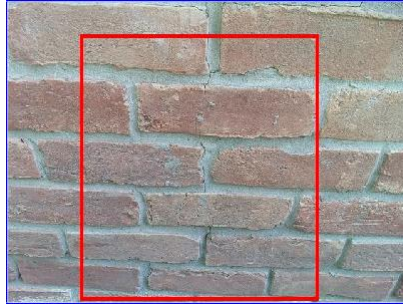
(3) The Brick siding exterior in areas has settlement cracks. Deterioration can eventually occur if not corrected. A qualified contractor should inspect and repair as needed.

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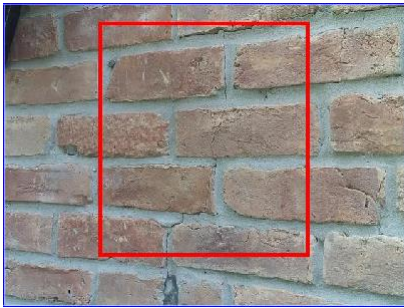
I NI NP D



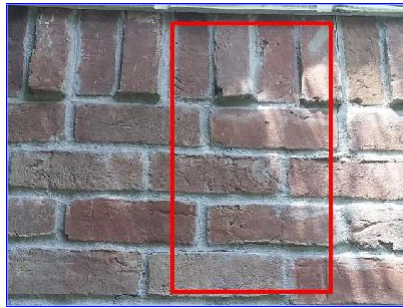
E. Item 4(Picture) right side of home



E. Item 5(Picture) right side of home



E. Item 6(Picture) right side of home

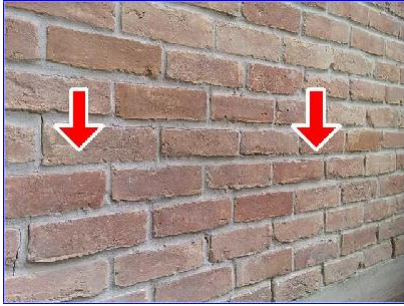


E. Item 7(Picture) left side of home

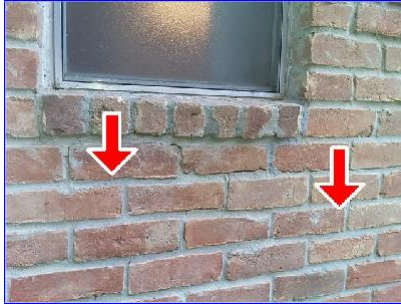
(4) The Brick siding at the exterior has hairline cracks. Deterioration can eventually occur if not corrected. A qualified contractor should inspect and repair as needed.

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I NI NP D



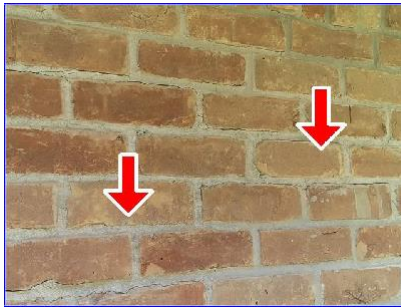
E. Item 8(Picture) right side of home



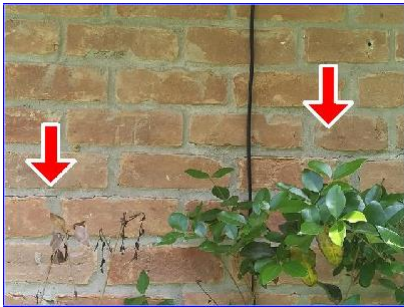
E. Item 9(Picture) right side of home



E. Item 10(Picture) front of home areas

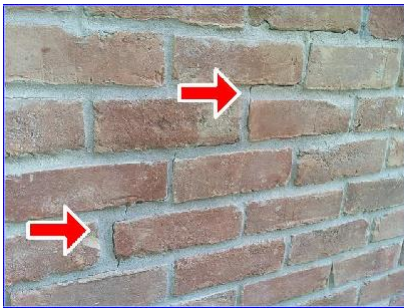


E. Item 11(Picture) left side of home areas

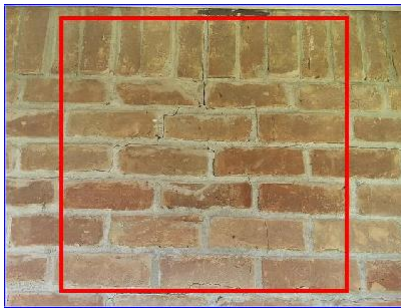


E. Item 12(Picture) rear of home areas

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



E. Item 13(Picture) right side of home

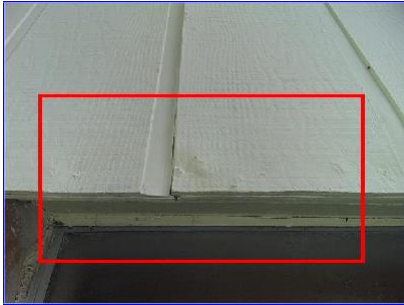


E. Item 14(Picture) left side of home areas

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

I NI NP D

(6) The exterior siding and trim is deteriorated or damaged in areas. Further deterioration will occur if not corrected. A qualified contractor should inspect and repair as needed.



E. Item 15(Picture) various areas right side of home



E. Item 16(Picture) left side garage door jamb



E. Item 17(Picture) rear door jambs

Fixed - Per Seller

(7) The soffit panels at eave on the exterior deteriorated. Further deterioration may occur if not repaired. A qualified person should repair or replace as needed.



E. Item 18(Picture) front of home



E. Item 19(Picture) front entrance areas

Fixed - Per Seller

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

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

I NI NP D



E. Item 20(Picture) left side of home



E. Item 21(Picture) left side of home



E. Item 22(Picture) rear of home

Fixed – Per Seller

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



E. Item 23(Picture) multiple areas exterior

Fixed – Per Seller

(10) Brick ties appear to be loose in areas. Maintenance may be needed. I recommend having a qualified contractor inspect and repair as needed.

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

I NI NP D



E. Item 24(Picture) left side of home

F. Ceilings and Floors

Floor Structure: Slab

Floor System Insulation: NONE

Ceiling Structure: 6" or better

Comments:

(1) The wood style flooring is damaged in areas. Repairs are needed. A qualified contractor should inspect and repair as needed.



F. Item 1(Picture) various areas living and kitchen areas

Fixed – Per Seller

(2) The Drywall on the ceiling is damaged in areas. While this damage is cosmetic, it needs to be repaired. 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 2(Picture) garage areas

G. Doors (Interior and Exterior)

Comments:

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



G. Item 1(Picture) garage

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



G. Item 2(Picture) multiple areas

Fixed - Per Seller

(3) The Entry door is damaged in areas. 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



Fixed - Per Seller

G. Item 3(Picture) rear doors

H. Windows

Comments:

Unable to verify if windows are properly sealed due to large screens. This is for your information.



H. Item 1(Picture) rear of home areas

I. Stairways (Interior and Exterior)

Comments:

J. Fireplaces and Chimneys

Chimney (exterior): Brick

Operable Fireplaces: One

Types of Fireplaces: Vented gas logs

Number of Woodstoves: None

Comments:

- (1) I do not inspect the shape of fireplace or the design to determine if your fireplace has a proper air draw.
- (2) (natural gas) vented fire logs 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.

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

I NI NP D



J. Item 1(Picture)

(3) The black soot build-up indicates that Gas Fire logs do not appear to be arranged or positioned according to manufacturer's specs. If logs are not positioned correctly, carbon monoxide can be produced.



J. Item 2(Picture)

Fixed - Per Seller

(4) The damper is missing the required clamp or bracket to prevent complete closure on a gas log fireplace. This not considered to be today's standard. I recommend having a qualified person make repairs as needed.



J. Item 3(Picture)

Fixed - Per Seller

(5) The Fire-bricks (Burn Area) for the (natural gas) vented fire logs at the Living room broken in areas. This burn area should be fireproof. Any repairs should be performed according to the manufacturer's specifications.

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

I NI NP D



Fixed – Per Seller

J. Item 4(Picture)

(6) The screen curtains at fireplace in the Living room missing. I recommend repair as needed.



Fixed – Per Seller

J. Item 5(Picture)

K. Porches, Balconies, Decks and Carports

[Comments:](#)

The weight load capabilities are not part of this inspection.

L. Other

[Comments:](#)

(1) Areas of the home have caulking or grout missing or damaged. Deterioration could occur if not corrected. I recommend having a qualified contractor inspect and make repairs as needed.

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

I NI NP D



L. Item 1(Picture) kitchen areas



L. Item 2(Picture) multiple areas where flooring meets baseboards or door jambs



L. Item 3(Picture) multiple areas exterior outlets, lighting and service panels

Fixed - Per Seller

(2) The concrete drive and concrete walkway at the exterior areas has settlement cracks. Further deterioration can occur if not repaired. A qualified contractor should inspect and repair as needed.



L. Item 4(Picture) drive way areas



L. Item 5(Picture) walkway areas

(3) Using thermal image camera and moisture meter area was found to have issues that need to be addressed. I recommend having a qualified contractor further evaluate and make repairs as needed.

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

I NI NP D



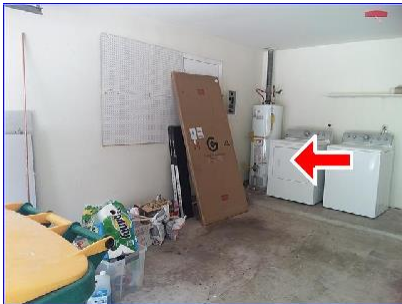
L. Item 6(Picture) living room window left side areas



L. Item 7(Picture) living room window right side areas

Fixed - Per Seller

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



L. Item 8(Picture) garage areas

(5) There are bricks stacked against the foundation wall creating conducive conditions for certain types wood destroying insects. I recommend having a qualified pest control company inspect and treat as needed.



L. Item 9(Picture) rear of home

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.



meter box left side of home underground service



breaker box inside garage 100 amp

A. Service Entrance and Panels

Electrical Service Conductors: Below ground, Copper

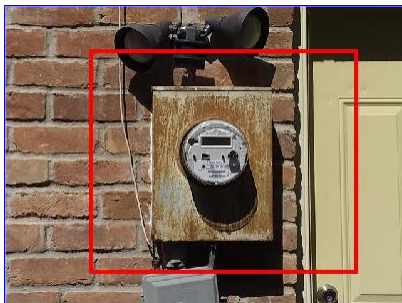
Panel Capacity: 100 AMP

Panel Type: Circuit breakers

Electric Panel Manufacturer: General Electric

Comments:

(1) The panel is showing deterioration and is not sealed properly. Electrical issues are considered a hazard until repaired. I recommend having a qualified person make repair or replace as needed,



A. Item 1(Picture) meter box

Fixed - Per Seller

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

I NI NP D

(2) I did not see a bond/ground wire on metal plumbing. If there is not one then I recommend a ground wire and clamp be installed on metal plumbing line within five feet from where plumbing line enters home.



Fixed – Per Seller

A. Item 2(Picture)

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



Fixed – Per Seller

A. Item 3(Picture)

Per Seller: New electric box

(4) 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.



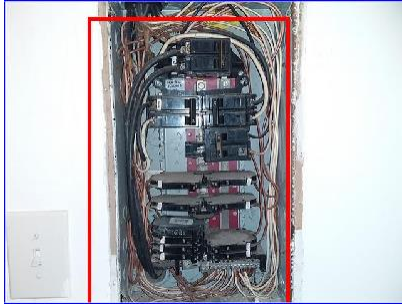
Fixed – Per Seller

A. Item 4(Picture)

(5) Unable to verify breaker box is properly bonded. 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



Fixed – Per Seller

A. Item 5(Picture)

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Romex

Branch wire 15 and 20 amperage: Copper

Comments:

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

(2) The ceiling fan "wobbles" . 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 1(Picture) left side bedroom

(3) 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 2(Picture) washer dryer area

Fixed – Per Seller

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

I NI NP D

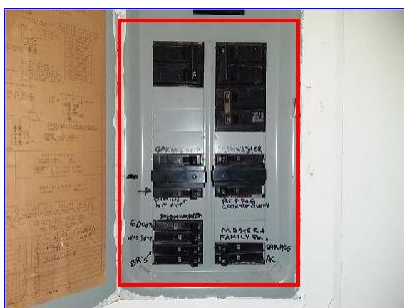
(4) A three prong outlet for dryer is present in laundry room. This is not considered today's standard. Today's standard requires a four prong outlet be installed. I recommend having a qualified electrician to inspect and make repairs as needed.



Per Seller: This outlet is not used since dryer is gas.

B. Item 3(Picture) washer dryer area

(5) 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.



Fixed - Per Seller

B. Item 4(Picture)

(6) 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.



Fixed - Per Seller

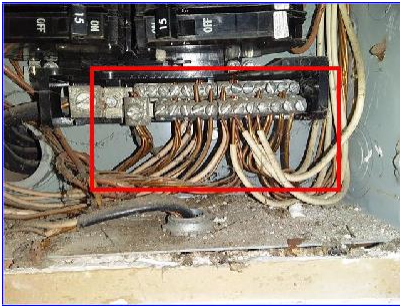
B. Item 5(Picture)

(7) Problem(s) discovered with Branch Circuits such as amateur wiring installation, doubled wiring at neutral/grounding bar, and any other problems that an electrical contractor may discover while performing

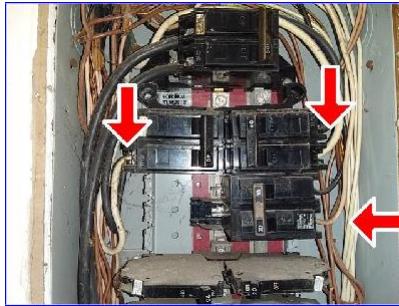
I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I NI NP D

repairs need correcting. I recommend a licensed electrical contractor inspect further and correct as needed.



B. Item 6(Picture) multiple areas double lugging



B. Item 7(Picture) wiring not properly labeled

Fixed - Per Seller

(8) I could not identify or inspect the outlet for refrigerator. I do not move refrigerators in order to access the outlet.



B. Item 8(Picture)

(9) At least one "three-prong" outlet is loose in wall in most if not all rooms. This is a safety issue that needs to be corrected. 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 9(Picture) most if not all rooms

Fixed - Per Seller

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

I NI NP D

(10) Today's standards state that smoke detectors are required to be in all sleeping rooms, outside sleeping rooms and on each level of the home. There are missing or non functioning smoke detectors in the home. Recommend having a qualified contractor install smoke detectors in the mentioned areas.



Fixed - Per Seller

B. Item 10(Picture) all bedrooms

(11) Doorbell did not work properly at the time of inspection. I recommend having a qualified person repair.



Fixed - Per Seller

B. Item 11(Picture)

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

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

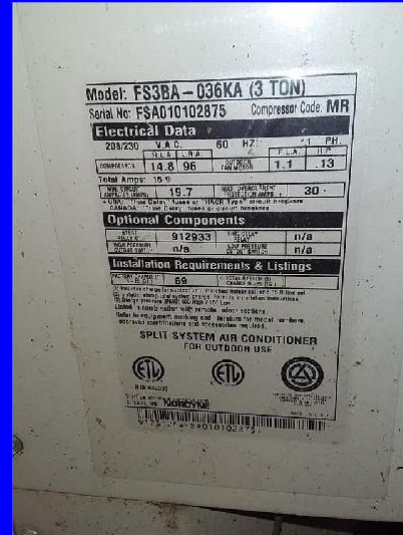
I NI NP D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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



tappan



mfd not listed 30 amp maximum breaker



unknown brand

A. Heating Equipment

Type of Systems: Forced Air

Energy Sources: Gas

Heat System Brand: Aged, Unknown

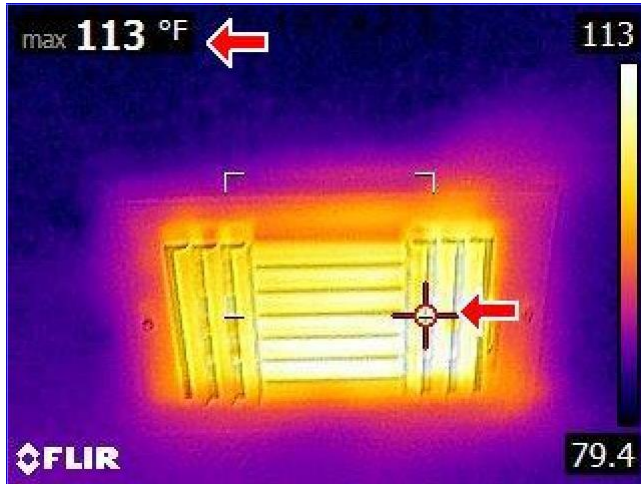
Number of Heat Systems (excluding wood): One

Comments:

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

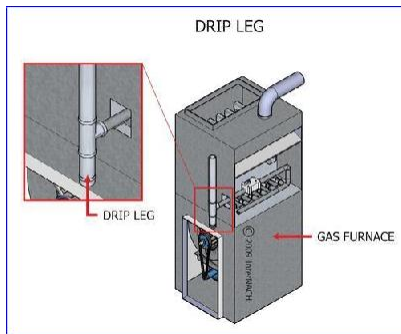
I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I NI NP D

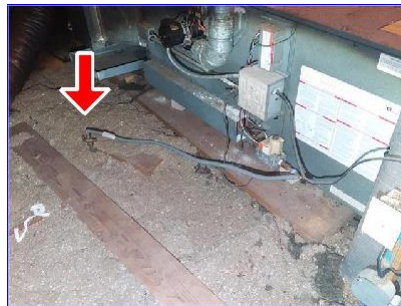


A. Item 1(Picture)

(3) The gas furnace is installed without the recommended sediment trap or "drip leg" that is designed to extend the life of the unit. This is not considered to be today's standard. I recommend having a qualified person make repairs as needed.



A. Item 2(Picture) dripleg



A. Item 3(Picture)

(4) Furnace flue piping appears to be under sized. I recommend having a qualified HVAC contractor further evaluate and make repairs as needed.



A. Item 4(Picture)

(5) Furnace flue piping is in contact with combustible materials in attic space. This is a safety issue. I recommend having a qualified contractor further evaluate and make repairs as needed.

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

I NI NP D



Fixed – Per Seller

A. Item 5(Picture)

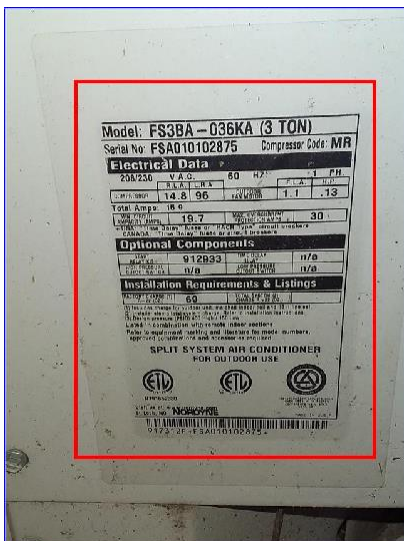
B. Cooling Equipment

Type of Systems: Air conditioner unit

Central Air Manufacturer: Aged, Nordyne

Comments:

- (1) It is recommended to have HVAC systems serviced annually.
- (2) The condenser outside (AC unit) is very old and may last a few years more, but maybe not. I have seen units fail shortly after a home inspection during the seasonal change from mild to hot weather. I cannot determine how long your AC will last before a replacement is necessary.



B. Item 1(Picture)

- (3) The HVAC system appears to be an R22 unit (unless it's been Retro fitted and not marked). R22 refrigerant ceased production in 2020. This will make refrigerant availability limited and components may not be able to be repaired or replaced in the future because of a lack of availability. If purchaser is buying a home warranty, Research should be done to make sure that warranty company covers R22 refrigerant. Click [here](#) for more information

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

I NI NP D

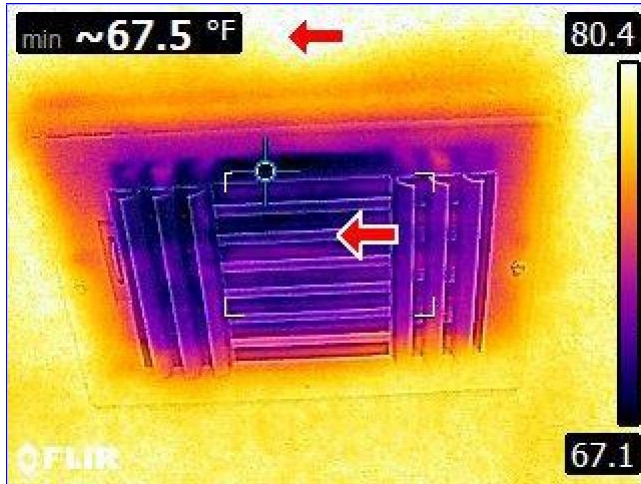


B. Item 2(Picture)

(4) The ambient air test was performed by using infrared thermal equipment at the supply vents of Air conditioner to determine if the difference in temperatures of the supply and return air are between 14 degrees and 22 degrees which indicates that the unit is cooling as intended. The supply air temperature on your system read 67 degrees, and the return air temperature was 77 degrees. This indicates that the unit is **not** cooling properly and a licensed Heat/Air contractor should inspect for cause or problem.

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

I	NI	NP	D
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B. Item 3(Picture) supply



B. Item 4(Picture) return

(5) The emergency overflow drain pan for the HVAC system is showing signs of deterioration. Further deterioration may occur if not corrected. I recommend having a qualified person make repairs as needed.



B. Item 5(Picture)

Fixed – Per Seller

(6) Condenser breaker does not meet minimum standard per the manufacturer specifications. I recommend having a qualified HVAC contractor inspect and repair as needed.

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

I NI NP D



B. Item 6(Picture) 19 amp minimum



B. Item 7(Picture) 15 amp

Fixed – Per Seller

C. Duct Systems, Chases, and Vents

Ductwork: Insulated

Filter Type: Disposable

Filter Size: N/A

Comments:

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

(2) Duct piping appears to be in contact with one another in the attic space. Condensation could occur if not corrected. I recommend having a qualified HVAC contractor further evaluate and make repairs as needed.



C. Item 1(Picture) various areas

Fixed – Per Seller

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

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

I NI NP D



Fixed – Per Seller

C. Item 2(Picture) various areas

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.



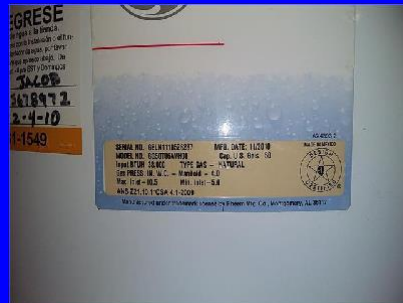
water shutoff right side of home



water meter front right of home



General Electric



50 gal gas fired mfd 2010



water pressure 50 psi

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

I NI NP D

A. Plumbing Supply Distribution Systems and Fixtures

Location of water meter: Front, Right Side

Location of main water supply valve: Right Side

Static water pressure reading: 50 pounds/square inch

Water Source: Public

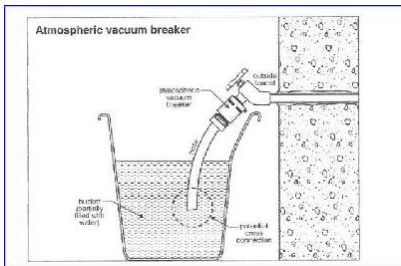
Plumbing Water Supply (into home): Copper, PVC

Plumbing Water Distribution (inside home): Copper

Water Filters: None, (We do not inspect filtration systems)

Comments:

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



A. Item 1(Picture)



A. Item 2(Picture) all exterior faucets

Fixed - Per Seller

(2) Supply line is not insulated in areas. I recommend having a qualified plumber inspect and repair as needed.



A. Item 3(Picture) right side of home

Fixed - Per Seller

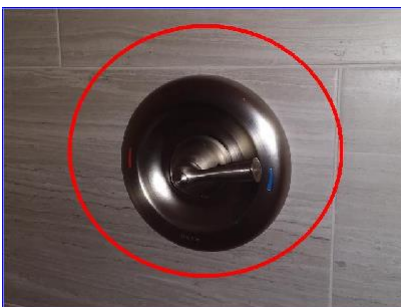
(3) Hot and cold valves are reversed in areas. I recommend having a qualified plumber inspect and repair as needed.

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

I NI NP D



A. Item 4(Picture) guest bath



A. Item 5(Picture) master bath shower

Fixed - Per Seller

B. Drains, Waste, and Vents

Washer Drain Size: 2" Diameter

Plumbing Waste: AGED, PVC, ABS

Comments:

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 Repairs are needed. A qualified licensed plumber should repair or correct as needed.



B. Item 1(Picture) kitchen sink

Fixed - Per Seller

C. Water Heating Equipment

Energy Sources: Gas (quick recovery)

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

Water Heater Manufacturer: Aged, General Electric

Water Heater Location: Garage

Comments:

(1) The water heater is installed without the recommended sediment trap or "drip leg" that is designed to extend the life of the unit. This is not considered to be today's standard. I recommend having a qualified plumber make repairs as needed.

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

I NI NP D



C. Item 1(Picture)



C. Item 2(Picture)

Fixed – Per Seller

(2) Gas water heater is not installed at the recommended 18 inches above grade. This not considered to be today's standard. I recommend having a qualified plumber make repairs as needed.



C. Item 3(Picture)

Fixed – Per Seller

(3) Secondary drain line for water heater does not plumb to the exterior of the home. This is not considered today's standard. I recommend rerouting to exterior.



C. Item 4(Picture)

Per Plumber: OK to drain to garage floor.

(4) The water heater has corrosion at fittings. I recommend having a qualified person make repairs as needed.

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

I NI NP D



Fixed – Per Seller

C. Item 5(Picture)

(5) The existing piping for T&P valve on water heater is piped horizontally. A more thorough inspection by a qualified contractor is needed. A qualified licensed plumber should repair or correct as needed.



Fixed – Per Seller

C. Item 6(Picture)

(6) TPR is missing fitting and may be leaking. I recommend having a qualified plumber inspect and repair as needed.



Fixed – Per Seller

C. Item 7(Picture) left side of home

D. Hydro-Massage Therapy Equipment

Comments:

The bathtub 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) guest bath

Fixed – Per Seller

E. Other

Comments:

Older style gas valves are in use in areas. I recommend having a qualified plumber further evaluate and make repairs as needed.



E. Item 1(Picture) various areas

Plumber fixed on Hot Water Heater. Furnace should be co

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.



A. Dishwashers

Dishwasher Brand: Amana

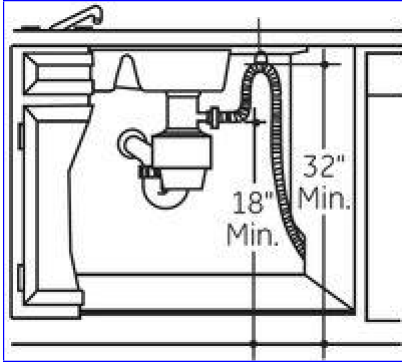
Comments:

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

Fixed - Per Seller

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

I NI NP D



A. Item 1(Picture)



A. Item 2(Picture)

Fixed – Per Seller

B. Food Waste Disposers

Disposer Brand: Aged, Kenmore

Comments:

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



B. Item 1(Picture)

Fixed – Per Seller

Plumber installed new disposal with appropriate fittings

C. Range Hood and Exhaust Systems

Exhaust/Range hood: Re-circulate, Nutone

Comments:

(1) The light bulb for fan did not work when tested. I recommend repair or replace as needed.



C. Item 1(Picture)

Fixed – Per Seller

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

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

I NI NP D



C. Item 2(Picture)

(3) The grease filter on range hood fan has crust or grime build-up. I recommend repair or replace as needed.



C. Item 3(Picture)

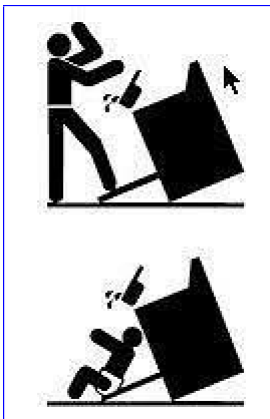
Fixed - Per Seller

D. Ranges, Cooktops and Ovens

Range/Oven: Amana

Comments:

(1) The stove is installed without the recommended anti-tip device. This is a safety issue. I recommend having a qualified person make repairs as needed.



D. Item 1(Picture) anti tip



D. Item 2(Picture)

Fixed - Per Seller

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

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

I	NI	NP	D
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D. Item 3(Picture) tested @ (350)
F

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. However I am unable to verify exit point of exhaust.

G. Garage Door Operator(s)

Comments:

(1) The sensors are in place for garage door(s) and will reverse the door. However the sensors are higher than recommend standard.



G. Item 1(Picture)

(2) The automatic opener for 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)

Fixed - Per Seller

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

I NI NP D

H. Dryer Exhaust Systems

Comments:

(1) Washer dryer area was not fully inspected due to appliances being installed. This is for your information.



H. Item 1(Picture)

(2) The weather cover for the dryer vent is not adequate. I recommend having a qualified person repair as needed.



H. Item 2(Picture) left side of home

Fixed – Per Seller

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



sprinkler system control panel
inside garage



backflow preventer right side of
home

A. Landscape Irrigation (Sprinkler) Systems

Comments:

Sprinkler system is not in working order at the time of inspection. I recommend having a qualified person make repairs as needed.



A. Item 1(Picture) zone 1 did not
activate

Fixed – Per Seller

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:

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

I	NI	NP	D
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F. Other

[Comments:](#)

G. Outdoor Cooking Equipment

[Comments:](#)