



North Star Inspections, Inc.

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**72 Palos Verde
Panorama Village , TX 77304**

**Celis22218B
Thursday, February 22, 2018**

**Prepared Exclusively For:
Otto & Lauren Celis**

Educational & Informative Property Inspections



PROPERTY INSPECTION REPORT

Prepared For: Otto & Lauren Celis
(Name of Client)

Concerning: 72 Palos Verde, Panorama Village , TX, 77304
(Address or Other Identification of Inspected Property)

By: Jerald Dale Brown TREC #8978 2/22/2018
(Name and License Number of Inspector) (Date)

XXX
(Name, License Number and Signature of Sponsoring Inspector, if required)

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.

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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

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

I NI NP D

I . STRUCTURAL SYSTEMS

A. Foundations

Type of Foundations: Slab on Grade w/Post - Tension cable The front of the home faces East
Comments: *Observation :* The foundation is performing as intended

The foundation is performing as intended. No significant problems were observed.
Performed an electronic foundation level survey.(Good condition)
This home has a differential of less than .700
Foundation corner cracks are typical in warmer environments and many time occur before the form boards are removed and are not considered a structural defect .

B. Grading and Drainage

Comments:
The grading and drainage aspects of the property appear Good at the time of the Inspection.

The soil/stone level is high in the front flower bed, Every year we add mulch to our flower beds but we fail to remove the composted material from past seasons. Over time the soil level reaches and then exceeds the recommended soil level. It is recommended that 4 inches of foundation remain in view for masonry siding .

C. Roof Covering Materials

Type(s) of Roof Covering: 30 year shingle
Viewed From: Viewed from the ground and walked parts of the roof
Comments:

The gutters need to be cleaned out.
The back gutter over the garage back door appears to have a leaking end cap (mildew on exterior wall)
The roof is in good condition .

D. Roof Structure and Attic

Viewed From: Walk The Attic
Approximate Average Depth of Insulation: 12 inch=R-30
Comments:

Pull down stairs in the hall & Garage
soffit vents to ridge vents.

Tech shield was added to the home as part of the decking, Tech shield help block radiant heat from entering your attic. The attic equipment and roofing material can also last longer and not have to work as hard. With proper insulation tech shield can reduce this homes energy consumption by as much as 30% .

E. Walls (Interior and Exterior) - Comments:

Comments:
Description of Structure's Exterior: Brick and cement board.
Wall Structure: Wood stud framing
Trim Material: Cement board

D - There is mildew on the exterior walls.
A new product, Wet & Forget can help in most of these areas, (Always follow the instructions on the container) (left rear)
There are cracks over the small garage doors .
On the interior walls when the pictures and artwork are removed there could be nails and hangers that may need to be repaired.
Minor bumps and bruises on the interior walls were noted. Nail holes should be filled and touch up paint may be needed .

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I . STRUCTURAL SYSTEMS

F. Ceiling and Floors

Comments:

Description of Structure's Ceiling & Floor Coverings:

Ceiling Covering: Sheet rock

Floor Covering:

There is a loose drywall seam in the left rear vaulted ceiling .

Good overall condition .

In the upstairs left bedroom for carpet is loose

Good overall condition .

G. Doors (Interior and Exterior)

Comments:

Interior:

The door between the garage and the interior of the house should be equipped with an auto-closer device to prevent automobile fumes from entering the home.

The double doors entering the master bathroom top latches are not engaging and should be adjusted.

Exterior:

There are gaps on the side of the garage doors than could allow vermin to enter the garage.

These areas should be sealed .

Good overall condition .

H. Windows

Comments:

Double pane windows

C - Signs of failed seals in the thermal pane windows may appear and disappear and temperature and humidity change. Some windows with failed seals may not be evident at the time of the inspection, windows are only checked for obvious fogging.

(Note, This is a disclaimer)

In the living room the middle top window has a lost seal .

Good overall condition .

I. Stairways (Interior and Exterior)

Comments:

Attic stairs in the hall

J. Fireplace / Chimney

Comments:

Metal insert

Left side

Tested well .

K. Porches, Balconies, Decks, and Carports

Comments:

The paint on the porch is patchy in some places. There are a few splits in the wood (dried out)

Good overall condition .

L. Other

Comments:

Driveway

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I	NI	NP	D
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I . STRUCTURAL SYSTEMS

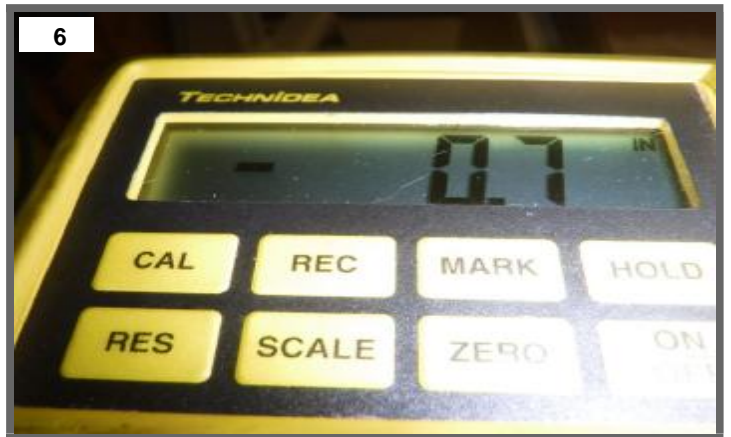
There are several rust spots on the driveway from iron ore bleed through

The driveway is in good overall condition .

Structural A: Foundation

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Structural B: Grading

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C: Structural: Roof Covering Materials

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D: Structural: Roof Structure and Attic

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E: Structural: Walls Exterior

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F: Structural: Ceiling

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Kitchen



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Living room



33

Master bedroom



34

upstairs game room



35

left upstairs bedroom



36

right upstairs bedroom

F: Structural: Floors

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Kitchen



Living Room



Master Bedroom



upstairs game room



left upstairs bedroom



right upstairs bedroom

G: Structural: Doors Exterior

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Kitchen



Living Room



Master Bedroom



upstairs game room



left upstairs bedroom

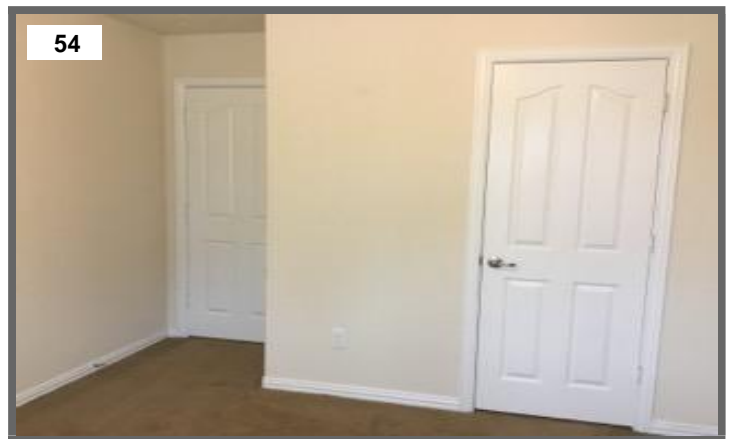
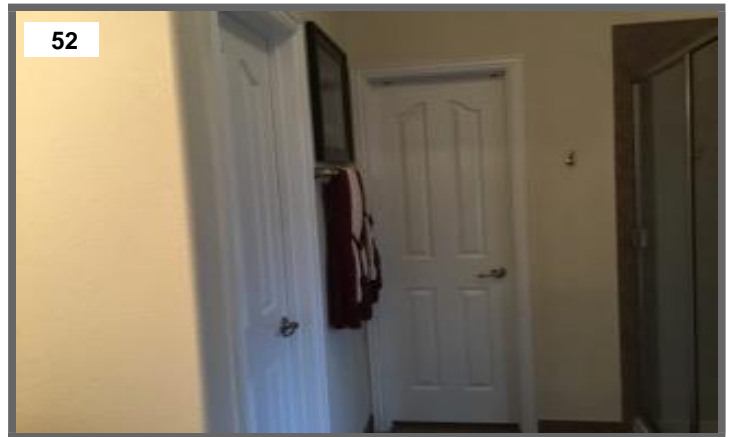
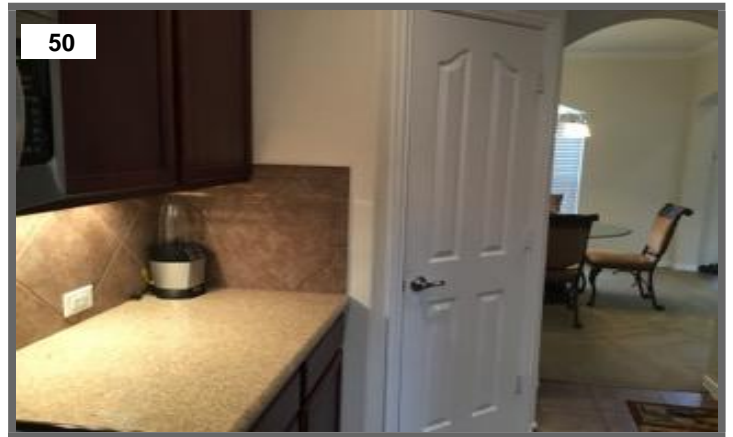
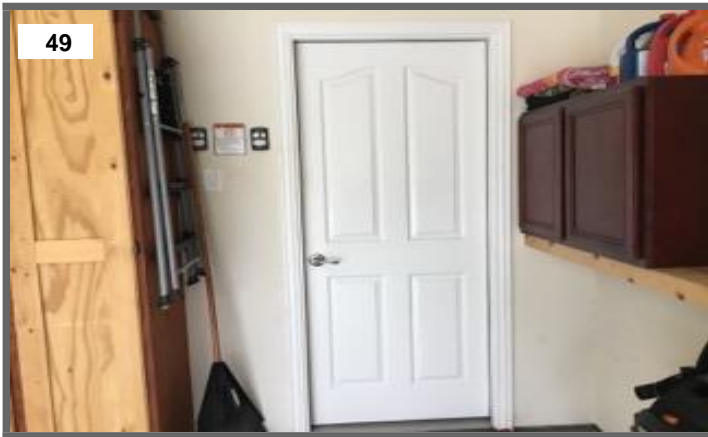


right upstairs bedroom

G: Structural: Doors Interior

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right upstairs bedroom

G: Structural: Doors Exterior

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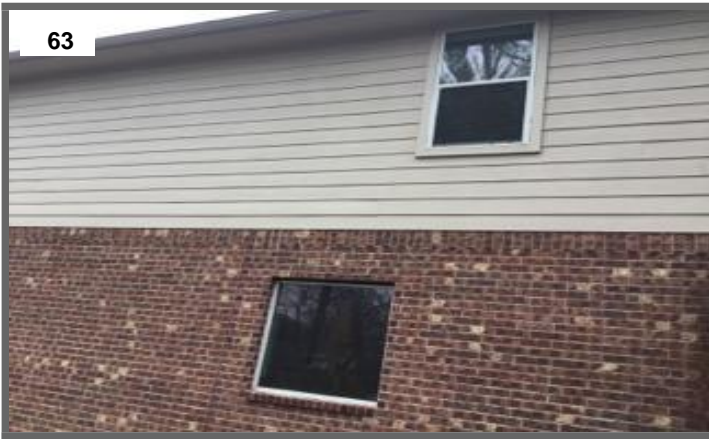
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H: Structural: Windows

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Lost seal
Top Middle

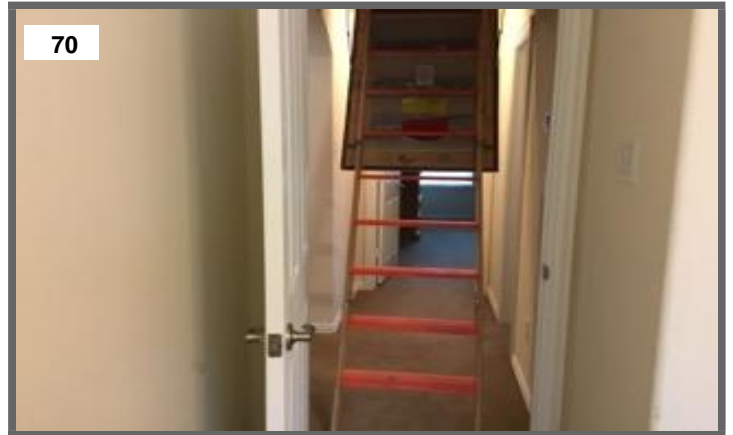
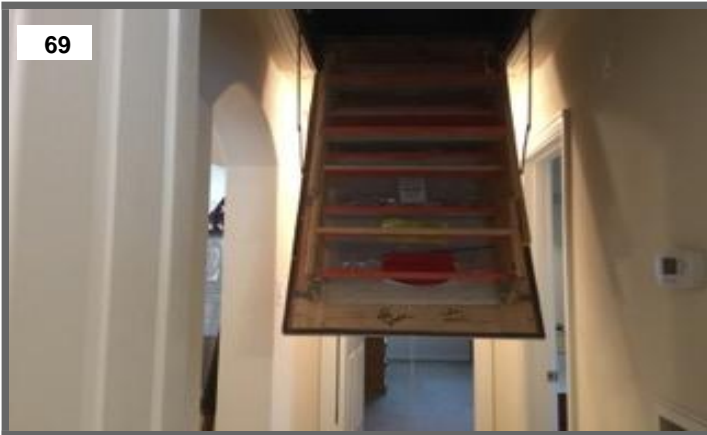
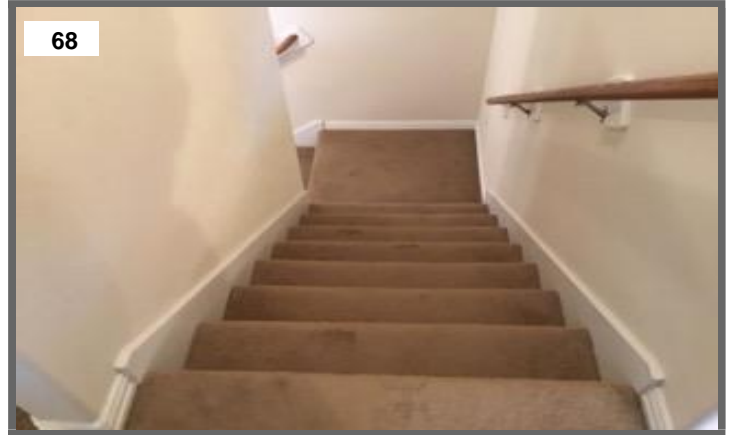


I: Structural: Stairs (Interior and Exterior)

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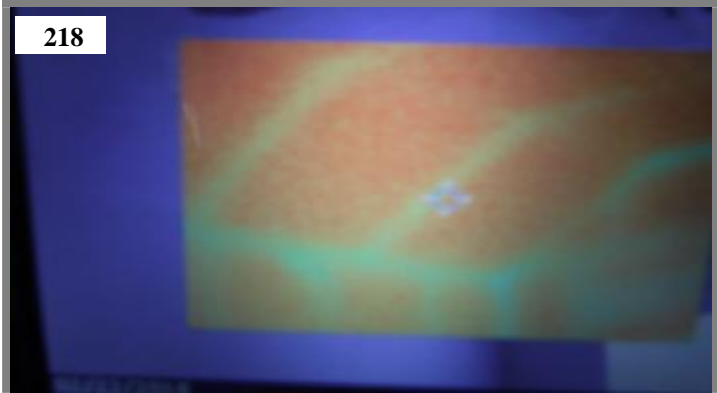
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Structural A: Foundation

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Structural A: Foundation

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loose ceiling seam upstairs left



Mildew



mortar crack over garage



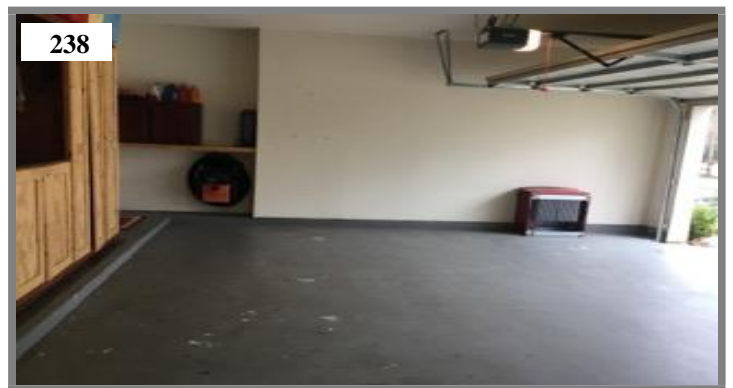
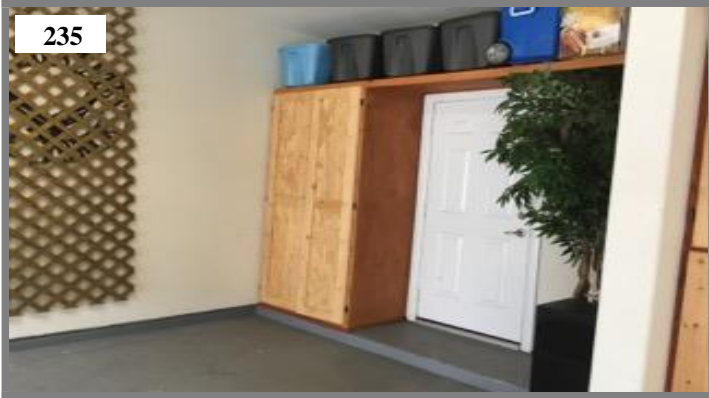
mortar crack over garage

Structural A: Foundation

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I=Inspected

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D=Deficient

I NI NP D

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

Electric Service Size: 120/240 Volt Main Service

Service Enterance Wires: Aluminum, Underground

Main Distribution Panel: Breakers

Brand of Panel: Square D

Panel Location: Right exterior

Main Braker Rating: 125amps

Service Ground: Copper

Service Ground: Ground rod

Right side meter

120/240 service. 125 AMP Main. AC breaker size – 50 amp

White wires inside the electrical service box are being used as hot wires on the 240 volt systems. They should be labeled as hot wires.

AFCI (arc fault) circuit breakers are now standard equipment in electrical systems.

This is a new code that is effective as of 2-1-2009.

This home has been equipped . The original intention of the AFCI was to equip bedroom lighting circuits to trip out in the event of a potential fire in these circuits. Many of us install an outlet multiplier turning a double outlet into a 6 way outlet to service the many requirements we now have in our home. (Double lamps, double cell phone charges, a clock radio, and maybe a computer power strip.) These multi outlets generate heat and many of us slide a bed up to these outlets. The AFCI breakers can detect arcs in these systems and trip out before a fire starts. The AFCI program was extended to include all household lighting circuits partly because of the new demand for power for our entertainment centers, new plasma TV generate a lot of heat. After the new code had taken effect the manufacturers of these items have made it a priority to make these items energy star rated.

NOTE: There are complaints about the new breakers being overly sensitive and many times trip out as a nascence. The breakers can and will trip when an appliance that has a fault is used.

B. Branch Circuits, Connection Devices, and Fixtures

Type of Wiring: Copper

Comments:

The home is equipped with compact fluorescent light bulbs (CFL's) in certain light fixtures. While the use of energy saving CFL's is certainly recommended there are some limitations to their use. Due to the wide range of manufacturers and types of CFL's then determining the proper wattage, bulb design, heat transmission, etc of any CFL's in use is beyond the scope of this inspection. More information on the proper use of CFL's can be found at http://www.gelighting.com/na/home_lighting/ask_us/faq_compact.htm or other manufacturer websites.

Recommend that batteries in all smoke detectors be changed upon taking possession of the home

D - GFCI outlets are needed in the Kitchen, bathrooms, garage, and all outdoor outlets less than 6 feet off the ground.

A ground fault circuit interrupter (GFCI) offers protection from shock or electrocution.

(All are correct, no action needed)

FIRE PROTECTION EQUIPMENT –

Smoke detectors have been installed in every bedroom and adjoining room for improved safety.

A: Service Entrance and Panels

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B: Branch Circuits, Connection Devices, Fixtures

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Yes GFCI



Yes GFCI



Yes GFCI



Yes GFCI



Yes GFCI



Yes GFCI

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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment: Exterior condenser & Interior Air Handler

Type of System: *Natural Gas*

Energy Source: *Central Forced Air*

Comments: *Tested well*

DESCRIPTION:	<u>Unit 1</u>	<u>Unit 2</u>	<u>Unit 2</u>
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Location:	<i>Attic</i>		
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Manufacture	<i>Carrier</i>		
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Model Number:	<i>58STA110</i>		
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Serial Number

- Spring & Fall routine maintenance schedules should be set up with a Qualified, Licensed, HVAC Professional to verify integrity of system for optimal performance.
- The National Association of Home Builders and Bank of America Home Equity division produced a Study of Life Expectancy of Home Components in February-2007. That study noted that Gas Furnace units (on average) last 18 years. Take that into consideration noting the the Date of Birth dates noted above for the units at this property.

Gas Furnace: Clean blue flame observed at this unit

Tested well

The HVAC system tested well .
The HVAC system is zoned and is running on 2 thermostats .
The furnace exhaust pipe is in good condition

B. Cooling Equipment:

Type of System: *Forced Air*

Comments: *Tested well*

Right exterior

Carrier

Model Number: *CA16NA061-A*

5 ton

Temperture Differential (delta-T) during today's inspection:

Delta-T (17°F)

Evaporator coil safety pan

Delta-T readings are one of many elements utilized to evaluate the acceptable performance of a cooling system. The general/suggested acceptable range is considered to be approximately between 16-21° F total difference between the return air and supply air. The preferred location for this reading is taken across the Evaporative (EVAP) coil of the HVAC system. There are times that this is not possible for this inspector and readings via a laser-thermometer at various supply and return air vents are taken.

Condensate Drains Line:

<p>The drain pan is rusty and dry .</p> <p>D - The primary condensate drain to the cooling system appears to have been blocked in the past causing the secondary condensate to drain into the pan.</p> <p>It ran well today, keep an eye on this system .</p>

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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

The breakers to the AC system are correct in size

C. Ducts System, Chases and Vents

Comments:

Flex ducting

12x36x1 20x25 x1

· All return air filters should be replaced before moving in and at either regular monthly intervals or as needed thereafter. Any register / diffuser which has signs of residue around it may indicate a system that may not have been well-maintained in the past.

A. Heating Equipment: Gas Vents / Flue

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B. Cooling Equipment

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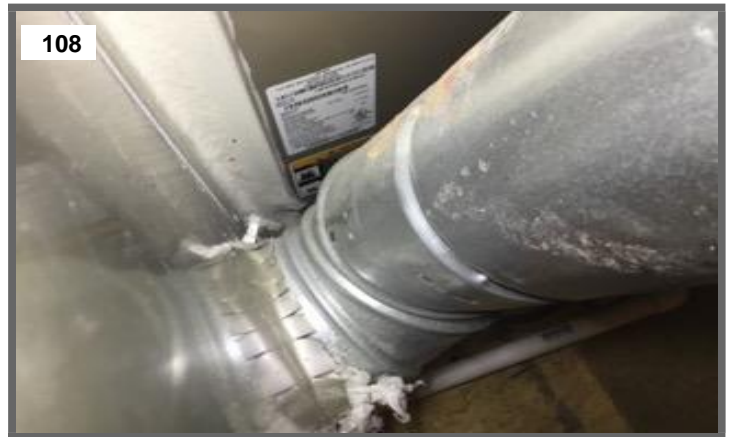
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5 ton



CA16NA061-A



C. Ducts System, Chases and Vents

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IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution System and Fixtures

Location of Water Meter: Located At The Curb,
Location of main water supply valve: in the garage
Static water pressure reading: PVC 3/4 inch 57 Lbs.
 Public
Comments: PEX

All exterior hose bibs are required to be equipped with anti backflow valves to prevent the cross connect of contaminant into our water supply (Not required on homes with there own water wells)(1 missing left side)

Good overall condition

Good overall condition

The upstairs right side shower has a slight low flow .

Good overall condition

Good overall condition

B. Drains, Wastes, and Vents

PVC
PVC

C. Water Heating Equipment

Energy Source: Natural Gas
Capacity: 40 Gallon
Comment:
Unit #1: Brandford White M4403S6FBN 2012 40 Gals Attic

D. Hydro-Massage Therapy Equipment

Comments:

D - The hydro-therapy tub in the master bathroom is inoperative .

E. Other:

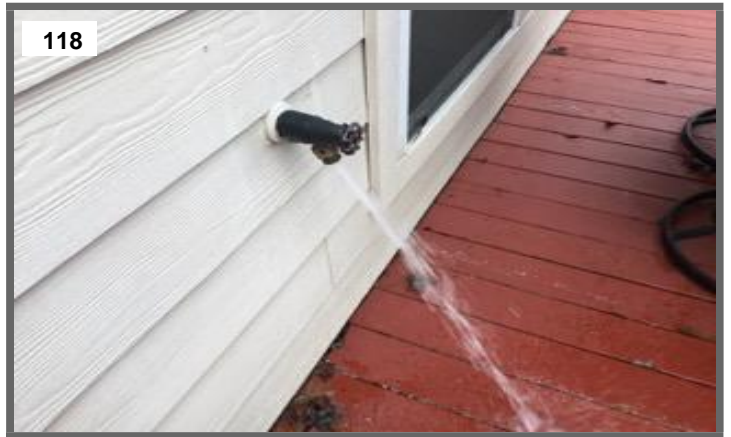
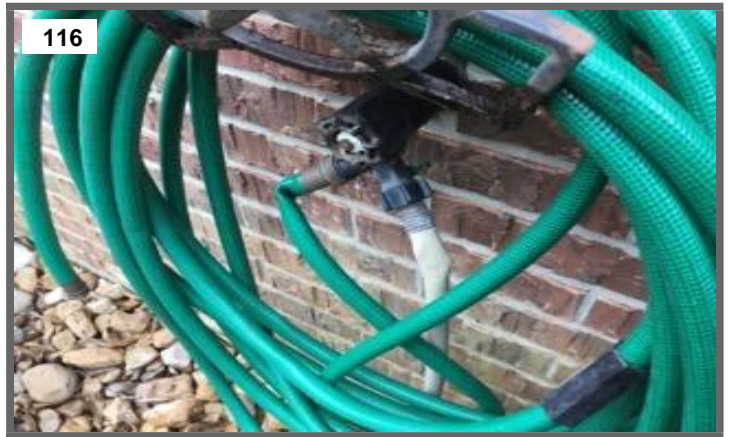
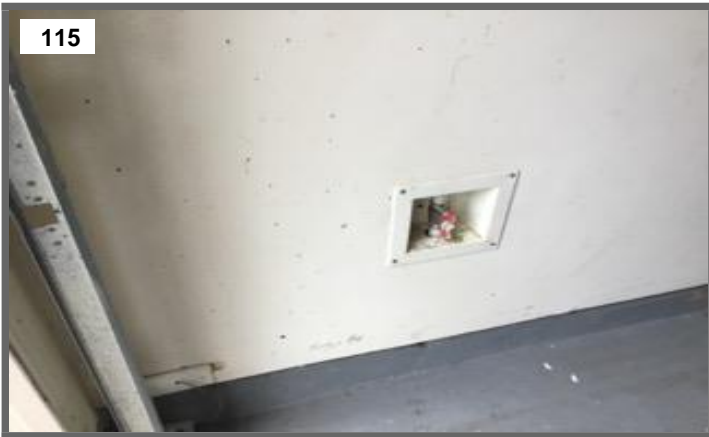
Comment:

A. Water Supply and fixtures

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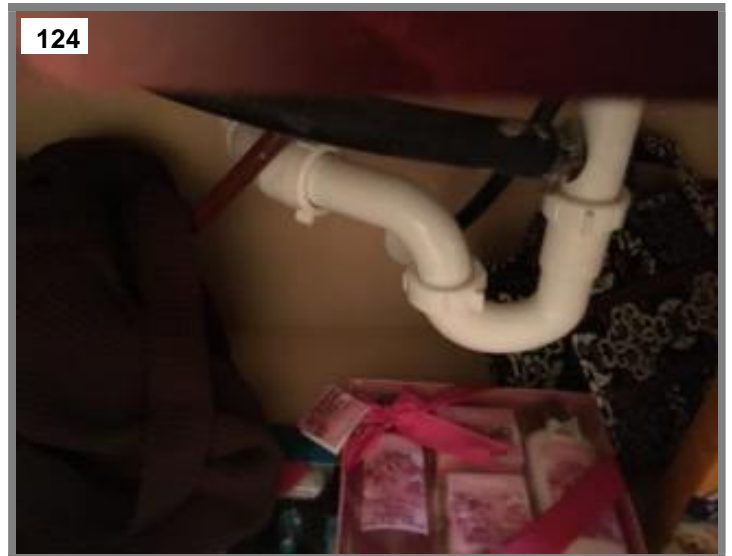
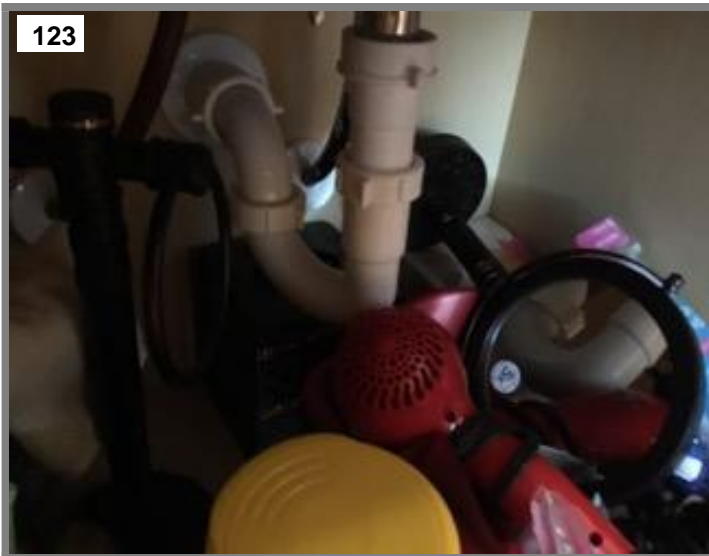
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B. Drains, Wastes, Vents

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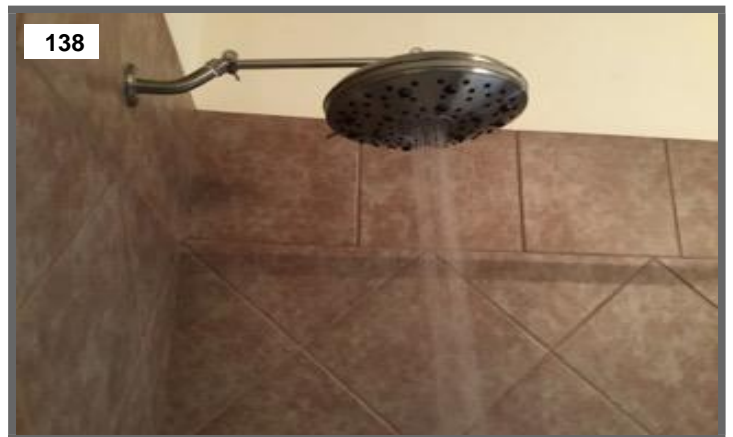
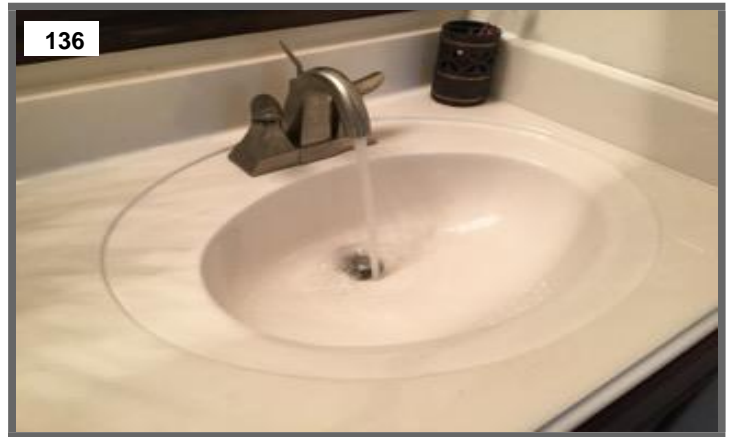
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D. Hydro Equipment

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V. APPLIANCES

A. Dishwasher

Comments:

Manufacture: GE

Model Number: GSD3360VOOSS

Tested well
Good Condition

B. Food Waste Disposer

Comments:

Manufacture: Whirl A Way

Model Number: 191

Tested well
Good Condition

C. Range Hood and Exhaust System

Comments:

GE

Model Number: JNM1541SM4SS

The vent hood recirculates and does not exhaust to the exterior

Tested well
Good Condition

D. Ranges, Cooktops, and Ovens

Comments: Natural Gas

GE

Model Number: JGBS23SET1SS

GE

Model Number: JGBS23SET1SS

350

345

5

No

350

Tested well
Good Condition

E. Microwave Oven

Comments

GE

Model Number: JNM1541SM4SS

Tested well
Good Condition

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments

Bathroom Exhaust Fans and/or Heaters

Tested well .

G. Garage Door Operator

Comments All child safety equipment tested well at the time of the inspection

1/2 HP

1/2 HP

Linear

Linear

H. Dryer Vents

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

V. APPLIANCES

← ← ← ←

Comments:

The dryer vent is clean

I. Other

Comments

Samsung

RF268ARS

A. Dishwasher

B. Garabige Disposal

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C. Range Exhaust Vent

D. Range, Ovens, Cook-Tops

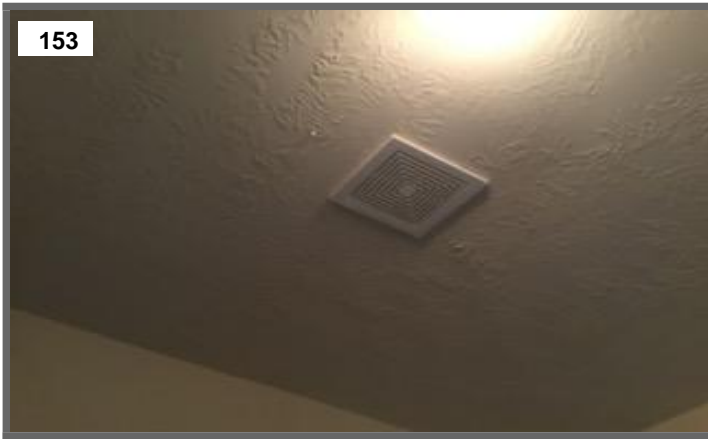
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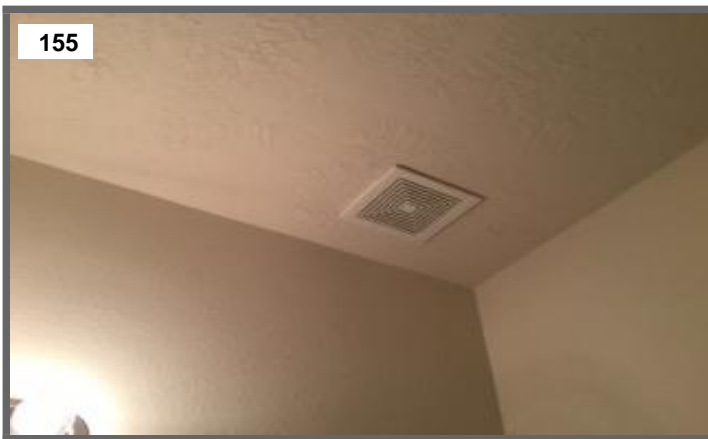
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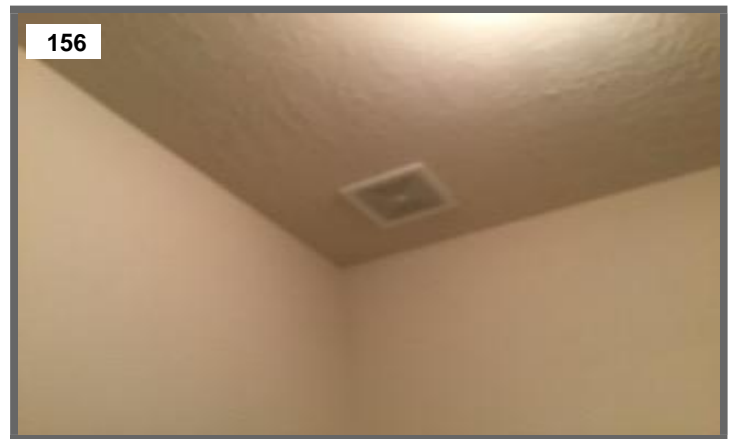
Master water closet



Master bathroom



powder room



laundry room

PICTURES PAGE

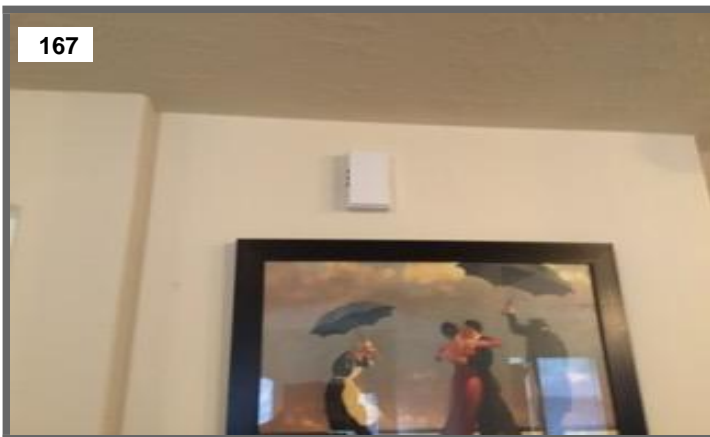
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K. and L. Other Built-In

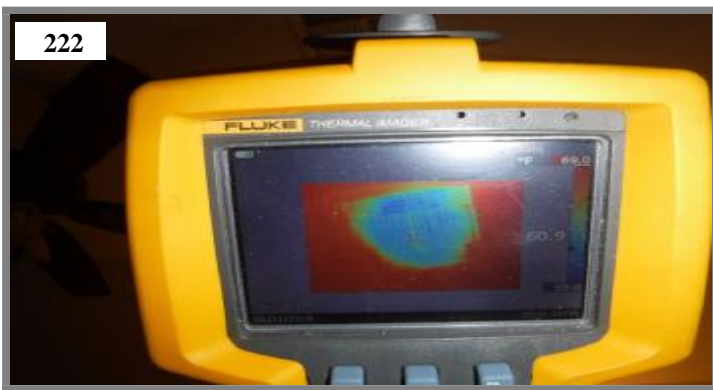
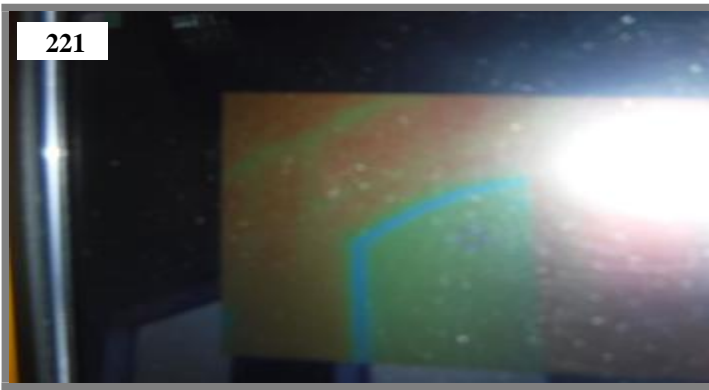
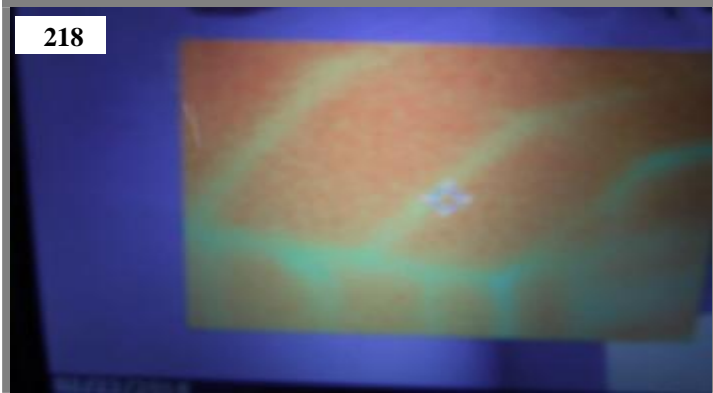
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I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I NI NP D

VI. OPTIONAL SYSTEMS

[X] [] [] [] A. Landscape Irrigation (Sprinkler Systems)

Comments:

Rain bird

10

- Zone 1 Front flower bed
Zone 2 Front right.
Zone 3 Front middle bed
Zone 4 Front yard
Zone 5 Front right spray's
Zone 6 right side back

[X] [] [] [] B. Swimming Pools Spa, Hot Tubs, and Equipment

Comments:

Type of Construction: Spa

The spa is on a 50 apm GFCI breaker.

The condition of the fence .

The condition of the gates .

R - Fence gates are not self-closing, self-latching with latches out of reach for small children per CPSC guidelines. In my opinion this presents a hazardous condition for pool safety, especially for small children.

R - Doors leading from the dwelling to the pool are not alarmed, self-closing, self-latching per CPSC guidelines. In my opinion this presents a hazardous condition for pool safety, especially for small children .

[] [] [X] [] C. Outbuildings

Comments:

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

Type of Pump:

Type of Storage Equipment:

Comments:

[] [] [X] [] E. Private Sewage Disposal (Septic) Systems

Type of System:

Location of Drain Field:

Comments:

[] [] [X] [] F. Other

Comments:

Gas meter and main shut off noted at :

Only "visible" gas lines were inspected / observed as they relate to over, cooktop, range, furnace, water heater, fireplace and other appliances as applicable.

· Gas distribution throughout home is via "Black Iron Pipe".

Carbon monoxide is an odorless poison gas that's produced by incomplete combustion. Things in this house that can produce carbon monoxide include the furnace and the gas water heater. Even electric ovens can produce carbon monoxide during their cleaning mode. Carbon monoxide alarms are inexpensive and easy to install.

Smoke Detectors are hard wired

There are smoke detectors in all sleeping rooms and adjoining rooms

There are smoke detectors in all sleeping rooms and adjoining rooms

A. Lawn and Garden Sprinkler System

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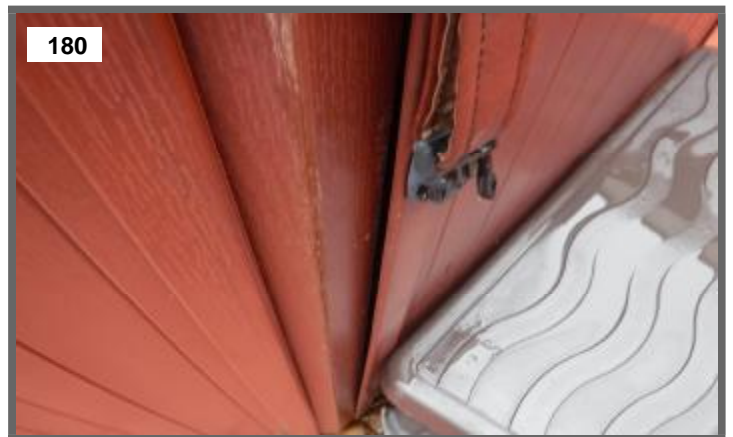
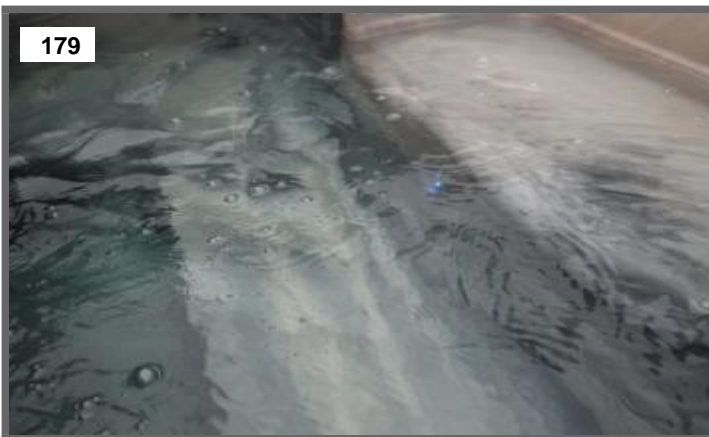


B. Swimming Pool Equipment

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C. Out Buildings

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D. Outdoor Cooking Equipment

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187

Master toilet



188

Master toilet



189

powder room toilet



190

powder room toilet



191

upstairs right toilet



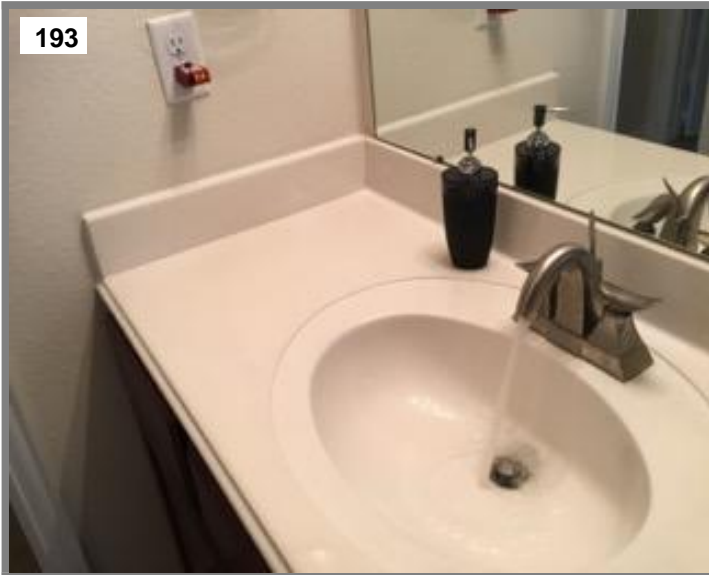
192

upstairs right toilet

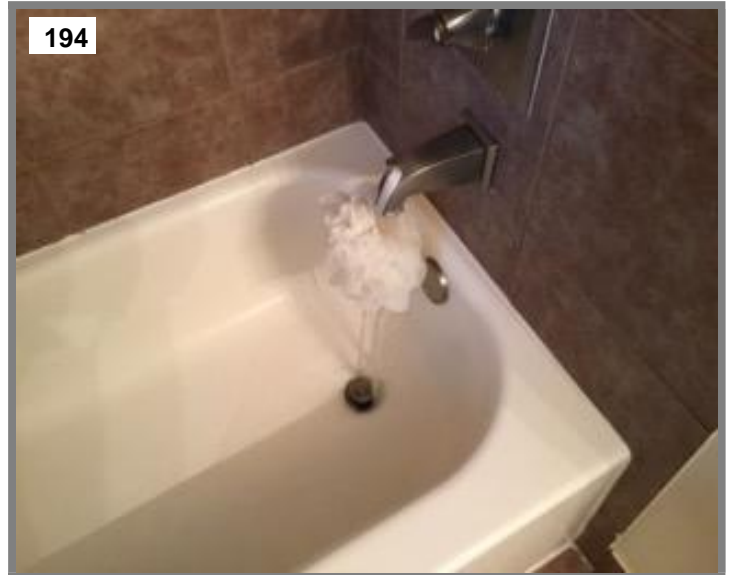
E. Gas Supply System

PICTURES PAGE

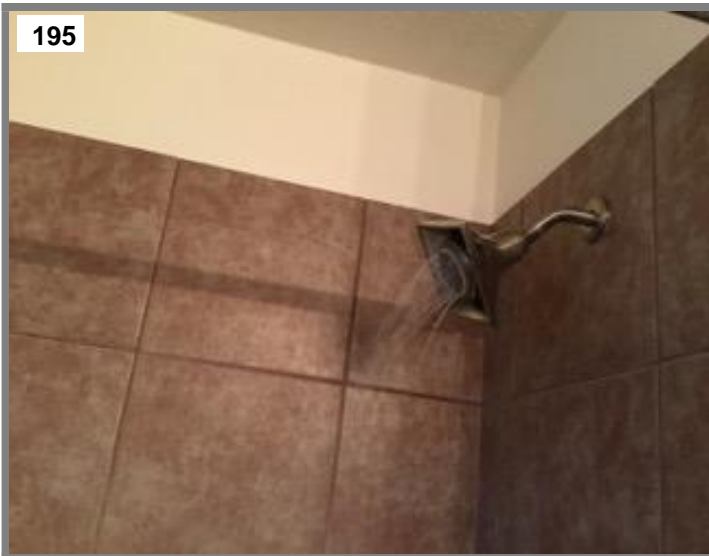
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right upstairs bathroom



right upstairs bathroom



right upstairs bathroom

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Meter



Future outdoor kitchen



Furnace



Fireplace



Range

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211

upstairs right



212

upstairs hallway



213

upstairs right rear



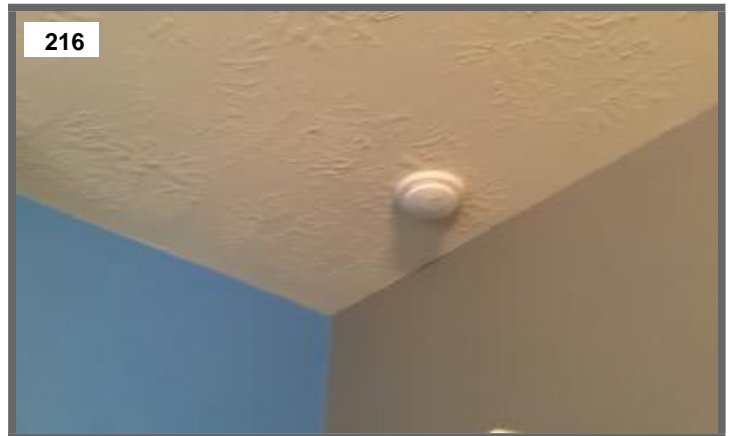
214

master hall



215

master bedroom



216

upstairs left

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211

upstairs right



212

upstairs hallway



213

upstairs right rear



214

master hall



215

master bedroom

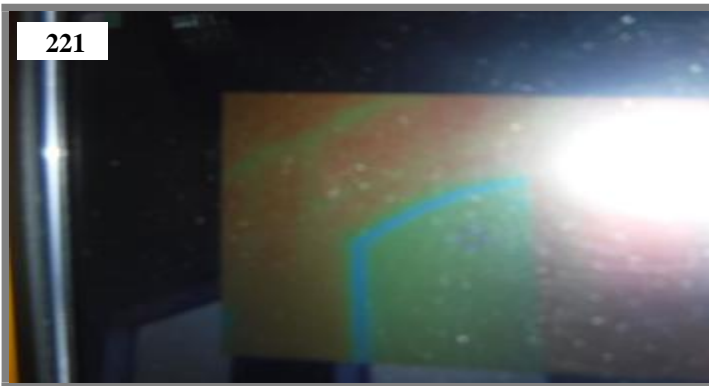
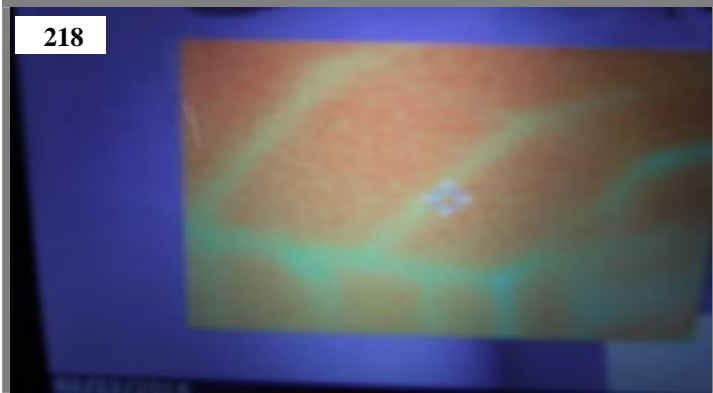


216

upstairs left

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Addendum 1

Foundation Inspections

The foundation inspection is based on physical observation. The report includes a visual structural evaluation of the subject property. The inspection includes an investigation of a physical non-destructive observation of the existing foundation condition and its functionality.

The intention of this report is to inform you of the foundations overall general condition. The inspection report should not be viewed as, or assumed to be a warranty of performance or as a guarantee of future operation. The inspection report contains the good faith opinions of the inspector concerning the observable need, if any. The inspection performed is limited to those reasonably accessible items, or parts of items, which can be seen or operated by the inspector at the time of inspection. Moving furniture or any other items, any dismantling of any item or equipment, normal settlement cracks and separations of any sort and inaccessible areas are excluded from this inspection. The scope of this evaluation is limited to structural components, which are readily visible and accessible. This report does not include items that are not readily accessible or visible at the time of this inspection, damages that may exist, such as in between walls, under floor coverings, hidden by furniture, storage items or not visible due to being in a neighbors yard and inaccessible and etc. This report does not predict potential performance after the inspection or damage detected after inaccessible areas are made accessible.

Houston, as many parts of Texas, has experienced significant differential movement or settlement with slabs on grade type foundations. It is common to have minor movement that results in noticeable cracks on interior and exterior walls that does not necessary indicate evidence of major foundation deformities or excessive settlement distress conditions. There may be evidence of moderate foundation settlement and associated structural movement such as visible cracks, drywall cracks, sticking or dragging doors or windows, and etc. present, this in itself is not indicative of foundation repairs. All foundations have some degree of deflections and/or variances of the elevation visible corner cracks, which are acceptable and considered normal.

Foundation evaluations are only opinions and will vary from Inspector to Inspector and Engineer to Engineer and visa versa. As of the writing of this addendum, the author is not aware of any building or engineering standards for foundation evaluations.

When the Inspector suspects that additional foundation evaluations are necessary or repairs are recommended, the report will reflect that the foundation is in need of repairs. We trust that these additional comments will provide you with a better understanding of foundation and foundation evaluations.

Addendum 2

Notice

Please read the following notices in their entirety, as they will provide you with additional information concerning your inspection report and are a part of your inspection report.

Foundations: The inspection of the foundation may show it to be functioning as intended or having movement typical to this region, at the time of the inspection. This does not guarantee the future life or failure of the foundation, but is a visual and cursory observation of the conditions and circumstances at the time of the inspection. The Inspector is not a Structural Engineer. The Client should have a Structural Engineer give an evaluation if any concerns exist about the possibility of future movement of the foundation.

Soils: Highly plasticity clay soils, as are typically found in this region, exhibit a great deal of expansion and contraction with varying moisture contents. With this type of expansion and contraction of the soils, slabs on grade homes and pier and beam homes will experience some degree of foundation distress. You should expect to see deflection cracks in the exterior brick veneer, interior drywalls and floor tiles.

Roofs: The inspection of this roof may show it to be functioning as intended or in need of repairs. This inspection does not determine the insurability of the roof. You are strongly encouraged to have your insurance company physically inspect the roof, prior to closing, to fully evaluate the insurability of the roof. Life expectancy of the roof material is not covered by this property inspection report. The Inspector cannot and does not offer an opinion or warranty as to whether the roof has leaked in the past, leaks now, or may be subject to future leaks. Roofs are not typically walked upon due to the steepness, heights and there being only a single inspector present. Should the ladder fall or decking have decayed or damaged areas the inspector could step or fall through and be severely injured. If concerns exist about the roof covering, its life expectancy or potential for future problems, a roofing specialist should be consulted prior to your closing on the property.

Windows: Signs of lost seals in the thermal pane windows may appear and disappear as temperature and humidity changes. Some windows with lost seals may not be evident at the time of this inspection. Windows are only checked for obvious fogging. Only readily accessible and random windows are checked. Some seal damages may not be reported as a deficiency. If seal damages were noted, we recommend a qualified specialist check "ALL" windows for lost or damaged seals, prior to closing.

Doors: Doors may stick or drag at times when not observed as such during your inspections. The temperature and humidity levels can and will cause this type of events to occur and should be considered normal. Small moisture intrusions and rust can develop quickly on exterior door units and may not be called as a deficiency on the inspection reports. These are regular maintenance issues which should be maintained on a regular basis to prevent additional damages from developing.

Addendum 2 Continued

Notice

Exterior Cladding: Not all decay or damaged sections of exterior wall cladding will be reported. Only a sampling is reported or photographed because it is normal to find additional areas needing repairs when work is started. When aluminum or vinyl type siding is installed, the Inspector can't see behind this material and it can't be determined during our non-invasive inspections as to what damages, if any, may have been covered over and are hidden from the Inspectors view.

Fireplace and Chimney: Fire blockage, chases, chimney caps and chimney claddings are not readily visible or accessible and therefore are not reported on. Draft, proper combustion, smoke, leakages, cleanliness, fire worthiness, etc., are not part of this inspection and excluded from this report. Therefore, you may wish to obtain the services of a professional chimney sweep for these inspections and other services related to the fireplace and chimney.

AC's: The indoor air conditioner evaporator coils were not physically observed. The coils are located with the cabinet interior and/or plenum that would require specialized tools to disassemble and reassemble. If the Inspector were to remove the duct materials and/or cut into the plenum under these conditions, the HVAC warranty could be voided. AC systems are not operated when the outdoor temperature is less than 60 F degrees. Temperature differential is a fundamental standard test for the proper function of the cooling system. The normal range it considered to between 15 F – 20 F degrees of total difference between the return air and supply air. Unusual conditions such as excessive humidity, low outdoors temperature or restricted air flow may indicate abnormal operation even though the equipment is functioning basically as designed and occasionally may indicate normal operation in spite of equipment malfunctions. If any concerns exist about the physical condition of the indoor coils, a qualified and licensed HVAC contractor should be consulted prior to closing to fully evaluate the HVAC systems and equipment.

Furnaces: Per the T.R.E.C. standards of practice, Full evaluation of the integrity of the heat exchanger requires dismantling of the furnace and is beyond the scope of this limited visual inspection. Electrical heat strips are excluded form this report. Heaters are not operated when the outside temperature is 90 F degrees of greater. If any concerns exist about the physical condition of the furnace(s), a qualified and licensed HVAC contractor should be consulted prior to closing to fully evaluate the HVAC systems and equipment.

Water Heaters: The temperature and pressure relief (TPRV) valve on the water heater(s) was not activated due to the possibility that it may not reseal and may continue to leak. We recommend that you test this device periodically or replace it according to the manufacturer's specifications.

Pools / Spas: Equipment is operated in the manual settings only and only above finish grade (above ground) visible and accessible deficiencies in the pool's pump(s), heater (excluding heat exchangers), filter, electrical, blower and visible plumbing connections are inspected. The Inspector will report on visible deficiencies in the pools surrounding decking, coping and tile. The Inspector will make no evaluation on pool/spa structural bodies and underground piping, plumbing or electrical systems.

When Things Go Wrong...

There may come a time that you discover something wrong with the house, and you may be upset or disappointed with your inspection. Please review the following information that may be helpful in understanding concerns that you may have.

In the State of Texas, Real Estate Inspectors are licensed and governed by the Texas Real Estate Commission. The State has a Standard of Practice and a promulgated inspection report form, which all Inspectors are required by law to follow. A copy of this may be obtained from the State's web site at www.trec.state.tx.us.

Intermittent Or Concealed Problems...

Some problems can only be discovered by living in the house. They cannot be discovered during the few hours of a home inspection. For example, some shower stalls leak when people are in the shower, but do not leak when you simply turn on the tap. Some roofs only leak when specific conditions exist. Some problems will only be discovered when carpets are lifted, furniture is moved, finishes are removed or walls are opened up.

No Clues...

These problems may have existed at the time of the inspection but there were no clues as to their existence. Our inspections are based on the existing performance of the house on the day of the inspection only. If there were no clues of a past problem and the sellers did not disclose information concerning issues that they were aware of, it is unfair to assume the Inspector should have seen the problems or foresee a future problem.

Some Minor Things Can Usually Be Missed

Some say we are inconsistent because our reports identify some minor problems but not others. The minor problems that are identified were discovered while looking for more significant problems. We note them simply as a courtesy. The intent of the inspection is not to find the \$200 problems; it is to find the \$2,000 problems. These are the things that affect people's purchase decisions.

Contractors' Advice

The main source of dissatisfaction with Home Inspectors comes from comments made by contractors. Contractors' opinions often differ from ours. Don't be surprised when the plumber says, "The Inspector should have told you where the leak was coming from". Tradesman, Contractors, Builders and various Service Personnel are unaware of what a State Licensed Real Estate Inspector is required, by the State of Texas Laws and Regulations, to inspect during a real estate transaction and how Inspectors are required to inspect items. Therefore, differences of opinion between the various contractors involved can cause confusion.

Last Man In Theory

While our advice represents the most prudent thing to do, many contractors are reluctant to undertake these repairs. This is because of the "Last Man In Theory". The contractor fears that if he is the last person to work on the roof, he will get blamed if the roof leaks, regardless of whether the roof leak is his fault or not consequently, he won't want to do a minor repair with high liability when he could re-roof the entire house for more money and reduce the likelihood of a callback.

Most Recent Advice Is Best

There is more to the "Last Man In Theory". It suggests that it is human nature for homeowners to believe the last bit of "expert" advice they receive, even if it is contrary to previous advice. As home inspectors, we unfortunately find ourselves in the position of "First Man In" and consequently it is our advice that is often disbelieved.

Why Didn't We See It

Contractors may say, "I can't believe you had this house inspected, and they didn't find this problem". There are several reasons for these apparent oversights:

1. Conditions During Inspection

It is difficult for homeowners to remember the circumstances in the house, at the time of the inspection. Homeowners seldom remember that it was snowing, there was storage everywhere in the basement or that the furnace could not be turned on because the air conditioning was operating, etcetera. It's impossible for contractors to know what the circumstances were when the inspection was performed.

2. The Wisdom Of Hindsight

When the problem manifests itself, it is very easy to have 20/20 hindsight. Anybody can say that the basement is wet when there is 2 inches of water on the floor. Predicting the problem is a different story.

3. A Long Look

If we spent 1/2 an hour under the kitchen sink or 45 minutes disassembling the furnace, we'd find more problems too. Unfortunately, the inspection would take several days and would cost considerably more.

4. We're Generalists

We are generalists; we are not specialists. The heating contractor may indeed have more heating expertise than we do. This is because we are expected to have heating expertise and plumbing expertise, roofing expertise, electrical expertise and etcetera.

5. An Invasive Look

Problems often become apparent when carpets or plaster are removed, when fixtures or cabinets are pulled out, and so on. A home inspection is a visual examination. We don't perform any invasive or destructive tests.

Not Insurance

A home inspection is designed to better your odds. It is not designed to eliminate all risk. For that reason, a home inspection should not be considered an insurance policy, a warranty or a guarantee. The premium that an insurance company would have to charge for a policy with no deductible, no limit and an indefinite policy period would be considerably more than the fee we charge. It would also not include the value added by the inspection.

Summary Statement

Inspections are never intended to cause issues between sellers and buyers. The Inspector's position is never intended to "blow a deal" or to pick a property apart. However, the potential Clients or Homeowners do hire us to inform them of the existing conditions of the property. Unfortunately, Inspector's are caught in the middle between the Sellers or their Realtor, the Buyers or their Realtor and any repair contractor that presents a difference of opinion. The inspection report may list items as in need of repair. However, it should be understood by all parties reading the inspection report, that the inspection does not require the Sellers or Owners to make any of the suggested repairs and is not intended to force anyone to correct the items listed as in need of repair. The purpose of this inspection and report is to inform the Clients of the property's condition on the day of the inspections and is based on the Inspectors' opinion.

Report Comments

This Is Only Comments and Notes. You need to Read The Complete Inspection Report.

I. STRUCTURAL

A. FOUNDATION :

The foundation is performing as intended. No significant problems were observed.

Performed an electronic foundation level survey.(Good condition)

This home has a differential of less than .700

Foundation corner cracks are typical in warmer environments and many time occur before the form boards are removed and are not considered a structural defect .

B. GRADING and DRAINAGE:

The soil/stone level is high in the front flower bed, Every year we add mulch to our flower beds but we fail to remove the composted material from past seasons. Over time the soil level reaches and then exceeds the recommended soil level. It is recommended that 4 inches of foundation remain in view for masonry siding .

C. ROOF COVERING MATERIALS:

The gutters need to be cleaned out.

The back gutter over the garage back door appears to have a leaking end cap (mildew on exterior wall)

The roof is in good condition .

D. ROOF STRUCTURE and ATTIC:

Tech shield was added to the home as part of the decking, Tech shield help block radiant heat from entering your attic. The attic equipment and roofing material can also last longer and not have to work as hard. With proper insulation tech shield can reduce this homes energy consumption by as much as 30%.

E. WALLS (E X T E R I O R):

D - There is mildew on the exterior walls.

A new product, Wet & Forget can help in most of these areas, (Always follow the instructions on the container)
(left rear)

There are cracks over the small garage doors .

E. WALLS (I N T E R I O R):

On the interior walls when the pictures and artwork are removed there could be nails and hangers that may need to be repaired.

Minor bumps and bruises on the interior walls were noted. Nail holes should be filled and touch up paint may be needed .

F. CEILING:

There is a loose drywall seam in the left rear vaulted ceiling .

Good overall condition .

F. FLOORS:

In the upstairs left bedroom for carpet is loose

Good overall condition .

Report Comments

This Is Only Comments and Notes. You need to Read The Complete Inspection Report.

G. DOORS (I N T E R I O R):

The door between the garage and the interior of the house should be equipped with an auto-closer device to prevent automobile fumes from entering the home.

The double doors entering the master bathroom top latches are not engaging and should be adjusted.

G. DOORS (E X T E R I O R):

There are gaps on the side of the garage doors than could allow vermin to enter the garage.

These areas should be sealed .

Good overall condition .

H. WINDOWS:

C - Signs of failed seals in the thermal pane windows may appear and disappear and temperature and humidity change.

Some windows with failed seals may not be evident at the time of the inspection, windows are only checked for obvious fogging.

(Note, This is a disclaimer)

In the living room the middle top window has a lost seal.

Good overall condition .

I. STAIRS INTERIOR and EXTERIOR:

J. FIREPLACE and CHIMNEYS:

Tested well .

K. PORCH, BALCONIES, DECKS, AND CARPORTS:

The paint on the porch is patchy in some places. There are a few splits in the wood (dried out)

Good overall condition .

L. OTHER SYSTEMS:

There are several rust spots on the driveway from iron ore bleed through

The driveway is in good overall condition .

Report Comments

This Is Only Comments and Notes. You need to Read The Complete Inspection Report.

II. ELECTRICAL

A. SERVICE ENTRANCE and PANELS:

120/240 service. 125 AMP Main. AC breaker size – 50 amp

White wires inside the electrical service box are being used as hot wires on the 240 volt systems. They should be labeled as hot wires.

AFCI (arc fault) circuit breakers are now standard equipment in electrical systems.

This is a new code that is effective as of 2-1-2009.

This home has been equipped . The original intention of the AFCI was to equip bedroom lighting circuits to trip out in the event of a potential fire in these circuits. Many of us install an outlet multiplier turning a double outlet into a 6 way outlet to service the many requirements we now have in our home. (Double lamps, double cell phone charges, a clock radio, and maybe a computer power strip.) These multi outlets generate heat and many of us slide a bed up to these outlets. The AFCI breakers can detect arcs in these systems and trip out before a fire starts. The AFCI program was extended to include all household lighting circuits partly because of the new demand for power for our entertainment centers, new plasma TV generate a lot of heat. After the new code had taken effect the manufacturers of these items have made it a priority to make these items energy star rated.

NOTE: There are complaints about the new breakers being overly sensitive and many times trip out as a nascence. The breakers can and will trip when an appliance that has a fault is used.

B. BRANCH CIRCUITS, CONNECTION DEVICE, and FIXTURES:

D - GFCI outlets are needed in the Kitchen, bathrooms, garage, and all outdoor outlets less than 6 feet off the ground.

A ground fault circuit interrupter (GFCI) offers protection from shock or electrocution.

(All are correct, no action needed)

FIRE PROTECTION EQUIPMENT –

Smoke detectors have been installed in every bedroom and adjoining room for improved safety.

Report Comments

This Is Only Comments and Notes. You need to Read The Complete Inspection Report.

III. HEATING, VENTILATION, AIR CONDITING SYSTEMS

A . EQUIPMENT / HEATING DESCRIPTION:

The HVAC system tested well .

B. VENTS / FLUE:

The furnace exhaust pipe is in good condition

B. COOLING EQUIPMENT / DRAIN LINES:

The HVAC system is zoned and is running on 2 thermostats .

B. COOLING EQUIPMENT / DRAIN PAN:

The drain pan is rusty and dry .

D - The primary condensate drain to the cooling system appears to have been blocked in the past causing the secondary condensate to drain into the pan.

It ran well today, keep an eye on this system .

B. HEATING / COOLING ELECTRICAL:

The breakers to the AC system are correct in size

C. DUCTS SYSTEMS, CHASES and VENTS

C. DUCTS SYSTEMS, CHASE, VENTS, and FILTERS

C. DUCTS SYSTEMS, CHASE, VENTS, and AIR RETURN

Report Comments

This Is Only Comments and Notes. You need to Read The Complete Inspection Report.

IV. PLUMBING SYSTEMS

A. DESCRIPTION and SUPPLY LINE

A. PLUMBING SUPPLY, DISTRIBUTION SYSTEMS and FIXTURES

All exterior hose bibs are required to be equipped with anti backflow valves to prevent the cross connect of contaminant into our water supply (Not required on homes with there own water wells)(1 missing left side)

A. WATER FIXTURES, KITCHEN SINK:

Good overall condition

A. WATER FIXTURES, BATHROOM SINK:

Good overall condition

A. WATER FIXTURES, BATHROOM SHOWER

The upstairs right side shower has a slight low flow.

A. WATER FIXTURES, BATHTUB:

Good overall condition

A. BATHROOM EXHAUST VENTS and HEATERS:

Tested well .

A. WATER FIXTURES, BATHROOM TOILETS:

Good overall condition

B. DRAINS, WASTE, VENTS

C. WATER HEATING EQUIPMENT:

D. HYDROTHERAPY EQUIPMENT:

D - The hydro-therapy tub in the master bathroom is inoperative.

E. OTHER SYSTEMS

Report Comments

This Is Only Comments and Notes. You need to Read The Complete Inspection Report.

V. APPLIANCE

A. DISHWASHER:

Tested well
Good Condition

B. FOOD WASTE / DISPOSER:

Tested well
Good Condition

C. RANGE HOOD and EXHAUST SYSTEMS

Tested well
Good Condition

D. RANGE, COOK-TOPS and OVENS:

Tested well
Good Condition

E. MICROWAVE

Tested well
Good Condition

F. MECHANICAL EXHAUST VENTS and BATHROOM HEATERS:

Tested well .

G. GARAGE DOOR OPENER:

H. DRYER EXHAUST SYSTEMS:

The dryer vent is clean

I. OTHER SYSTEMS:

Report Comments

This Is Only Comments and Notes. You need to Read The Complete Inspection Report.

VI. OPTIONAL

A. SPRINKLER SYSTEM

B. SWIMMING POOL EQUIPMENT, and HEATER:

B. SWIMMING POOL FILTER:

B. SWIMMING POOL PUMP:

B. SWIMMING POOL BLOWER

B. SWIMMING POOL ELECTRICAL:

The spa is on a 50 amp GFCI breaker.

B. SWIMMING POOL and EQUIPMENT GENERAL:

The condition of the fence .

The condition of the gates .

R - Fence gates are not self-closing, self-latching with latches out of reach for small children per CPSC guidelines. In my opinion this presents a hazardous condition for pool safety, especially for small children.

R - Doors leading from the dwelling to the pool are not alarmed, self-closing, self-latching per CPSC guidelines. In my opinion this presents a hazardous condition for pool safety, especially for small children.

C. OUTBUILDINGS:

D. PRIVATE WATER WELLS :

E. PRIVATE SEWAGE DISPOSAL (Septic) SYSTEMS

F. OTHER SYSTEMS:

****K. FIRE EQUIPMENT:

There are smoke detectors in all sleeping rooms and adjoining rooms