

Inspection Report

Phillip Sommer

Property Address:
17235 Termini San Luis Pass Road
Galveston TX 77554



Hilsher Group LLC

**Steven Bradfute 21353
2020 N Loop W #106
Houston Texas 77018
(281)782-7451**

PROPERTY INSPECTION REPORT

Prepared For: Phillip Sommer

(Name of Client)

Concerning: 17235 Termini San Luis Pass Road, Galveston, TX 77554

(Address or Other Identification of Inspected Property)

By: Steven Bradfute 21353 / Hilsher Group LLC 7/1/2020

(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:

Vacant (inspector only)

Type of building:

Townhome

Style of Home:

Contemporary

Approximate age of building:

2020

Home Faces:

Northwest

Temperature:

86 degrees

Weather:

Clear

Ground/Soil surface condition:

Dry

Rain in last 3 days:

No

Comments: set by agent email mg

Referral: Realtor

Rooms:

Utilities On: None

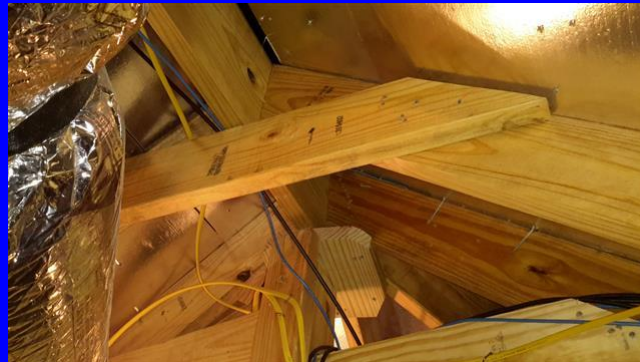
People Present at Inspection: Buyer, Buyer Agent

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 roof structure with Radiant Barrier decking



10 to 12 inches of batt insulation in the attic

A. Foundations

Type of Foundation (s): Poured concrete

Columns or Piers: Concrete piers

Method used to observe Crawlspace: No crawlspace

Comments:

(1) This is not an engineering report, but is only an opinion based on observation of conditions known to be related to foundation performance, using the knowledge and experience of the inspector.

(2) The foundation of the home is pier and beam and appears to be performing as designed.

B. Grading and Drainage

Comments:

C. Roof Covering Materials

Types of Roof Covering: Architectural

Viewed from: Ground, Binoculars

Roof Ventilation: Soffit Vents

Comments:

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- (1) This inspection does not warrant against roof leaks.
- (2) Unable to fly drone due to high winds. Drone automatically landed.
- (3) The lowest eave of the roof line of the home is not accessible using a 17 foot ladder (the tallest ladder that can be safely moved and or climbed solo). All efforts were made to safely inspect the roofing surface using binoculars, and or aerial photography equipment. This limited the inspection to areas that were safely accessible and or visible at the time of inspection.

D. Roof Structures and Attics

Method used to observe attic: Walked
Viewed from: Attic
Roof Structure: 2 X 6 Rafters
Attic Insulation: Batt, Fiberglass
Approximate Average Depth of Insulation: 10 inches
Approximate Average Thickness of Vertical Insulation: less than 6 inches
Attic info: Pull Down stairs, Light in attic
Comments:
Attic space inspected with limited access. This is for your information.

E. Walls (Interior and Exterior)

Wall Structure: Wood
Comments:

F. Ceilings and Floors

Floor Structure: Wood beams
Floor System Insulation: NONE
Ceiling Structure: 2X6
Comments:

G. Doors (Interior and Exterior)

Comments:

H. Windows

Comments:

I. Stairways (Interior and Exterior)

Comments:

J. Fireplaces and Chimneys

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

K. Porches, Balconies, Decks and Carports

Comments:
The weight load capabilities are not part of this inspection.

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

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II. ELECTRICAL SYSTEMS

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

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Underground electrical service entrance and main circuit breaker located on the right side of the home



inside the main circuit breaker box

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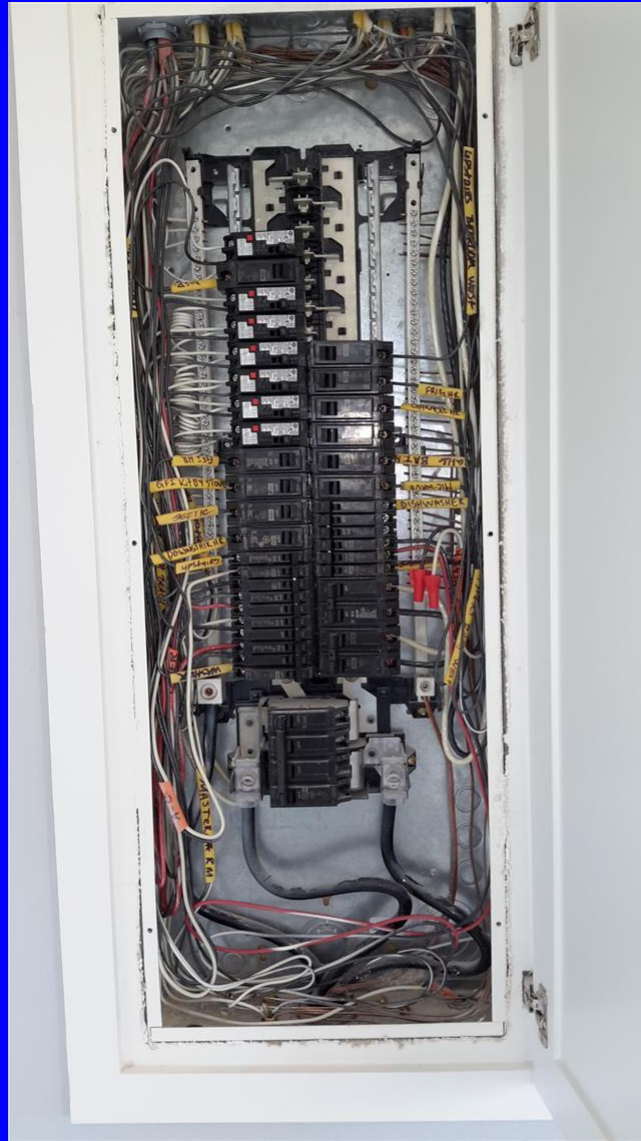
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Electrical panel located inside the master bedroom on the left wall

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I NI NP D



inside the electrical panel

A. Service Entrance and Panels

Electrical Service Conductors: Below ground, Copper

Panel Capacity: 200 AMP

Panel Type: Circuit breakers

Electric Panel Manufacturer: General Electric

Comments:

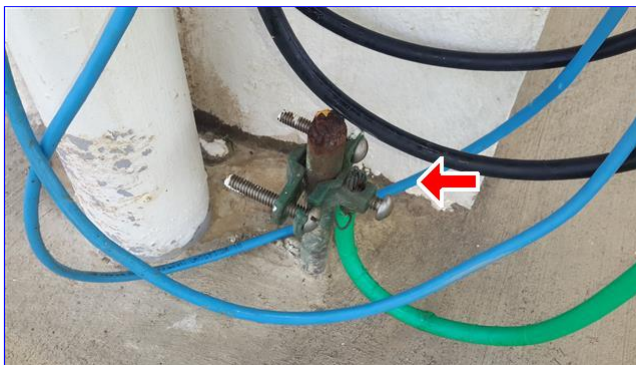
The grounding rod near meter is using improper clamp for grounding of main panel (solid brass clamp is recommended). This is not considered to be today's standard. I recommend having a qualified person replace with proper clamp to assure proper grounding.

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A. Item 1(Picture) Correct clamp



A. Item 2(Picture) incorrect clamp

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) Could not locate the vent fan power switch in the laundry area. Recommend having a licensed electrician make all the necessary repairs.



B. Item 1(Picture)

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

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I NI NP D



B. Item 2(Picture) doorbell is nonfunctional.

(4) 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 3(Picture) laundry dry area

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

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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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



Two condensing units located on the left side of the home on elevated platform



Heil electric furnace located on the left side of the attic

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I NI NP D



Heil electric furnace located on the right side of the attic



insulated ductwork

A. Heating Equipment

Type of Systems: Forced Air

Energy Sources: Electric

Heat System Brand: Heil

Number of Heat Systems (excluding wood): Two

Comments:

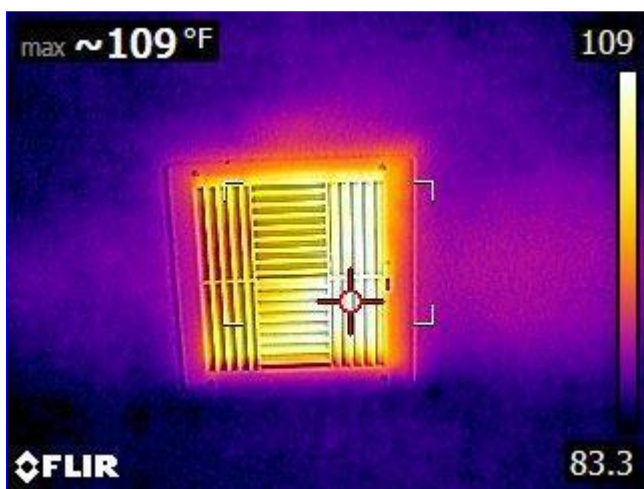
- (1) It is recommend to have heating systems serviced annually.
- (2) Tested and working properly at the time of inspection.

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A. Item 1(Picture) upstairs vent temperature in heat mode



A. Item 2(Picture) downstairs vent temperature in heat mode

B. Cooling Equipment

Type of Systems: Air conditioner unit

Central Air Manufacturer: Unknown

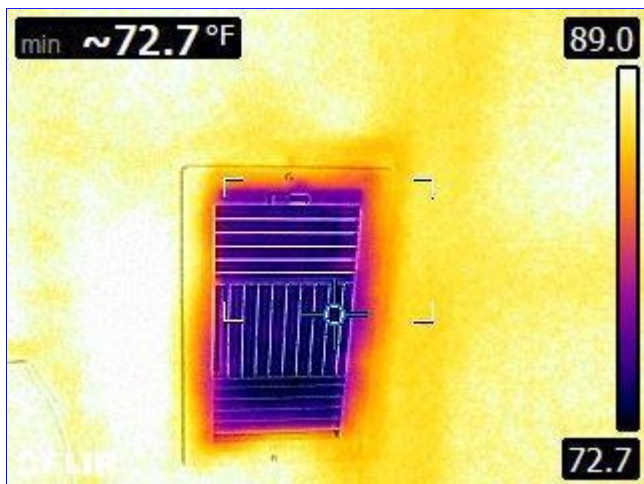
Comments:

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

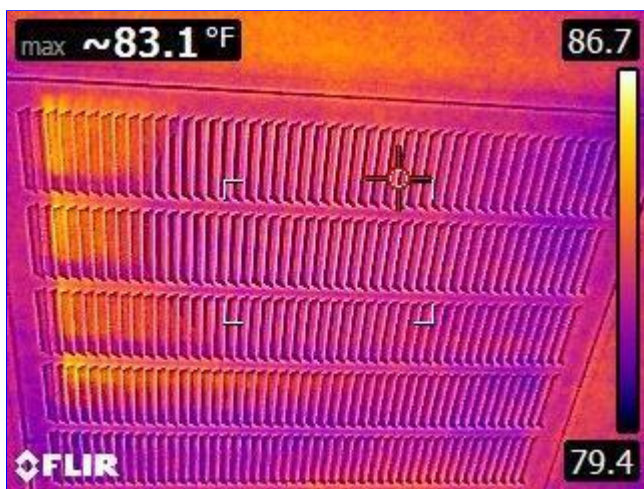
(2) Upstairs: The ambient air test was performed by using infrared thermal equipment at the supply vents of Air conditioner to determine if the difference in temperatures of the supply and return air are between 14 degrees and 22 degrees which indicates that the unit is cooling as intended. The supply air temperature on your system read 72 degrees, and the return air temperature was 83 degrees. This indicates that the unit is **not** cooling properly and a licensed Heat/Air contractor should inspect for cause or problem.

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B. Item 1(Picture) supply

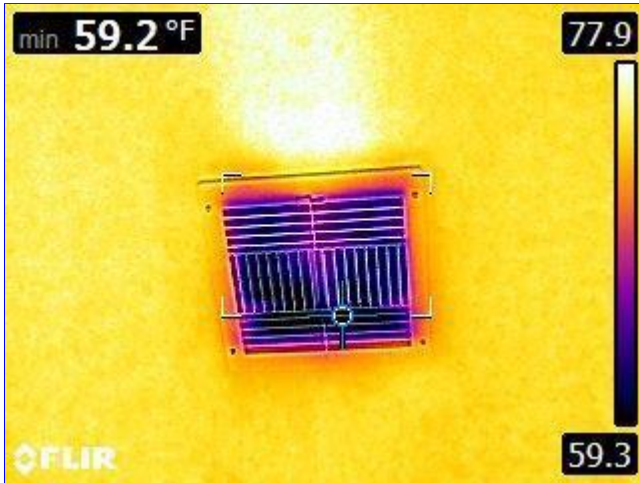


B. Item 2(Picture) Return

(3) Downstairs: 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 59 degrees, and the return air temperature was 74 degrees. This indicates the range in temperature drop is normal.

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B. Item 3(Picture) supply



B. Item 4(Picture) return

C. Duct Systems, Chases, and Vents

Ductwork: Insulated

Filter Type: Cartridge

Filter Size: 20x25

Extra Info: Media filters in attic

Comments:

I recommend changing all HVAC filters upon move in.

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

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IV. PLUMBING SYSTEM

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



Water meter located at the street on the right side



71 PSI

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

I NI NP D



Main water shutoff valve located on the right side of the home



Septic clean out located on the left side of the home

A. Plumbing Supply Distribution Systems and Fixtures

Location of water meter: Street
Location of main water supply valve: Right Side
Static water pressure reading: 71 psi
Water Source: Public
Plumbing Water Supply (into home): Pex
Plumbing Water Distribution (inside home): CPVC
Water Filters: (We do not inspect filtration systems)
Comments:

B. Drains, Waste, and Vents

Washer Drain Size: Not visible
Plumbing Waste: PVC
Comments:

C. Water Heating Equipment

Energy Sources: Propane (quick recovery)
Capacity (Water Heater): Tankless
Water Heater Manufacturer: Rinnai (Tankless)
Water Heater Location: Attic
Comments:

D. Hydro-Massage Therapy Equipment

Comments:

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

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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.

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I NI NP D



A. Dishwashers

Dishwasher Brand: KitchenAid

Comments:

Tested and working properly at the time of inspection.

B. Food Waste Disposers

Disposer Brand: In Sink Erator

Comments:

Tested and working properly at the time of inspection.

C. Range Hood and Exhaust Systems

Exhaust/Range hood: Vented, None

Comments:

Tested and working properly at the time of inspection.

D. Ranges, Cooktops and Ovens

Range/Oven: General Electric

Comments:

Tested and working properly at the time of inspection.

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D. Item 1(Picture) oven tested at 350 degrees

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.

G. Garage Door Operator(s)

[Comments:](#)

H. Dryer Exhaust Systems

[Comments:](#)

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

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VI. OPTIONAL SYSTEMS



Sprinkler system controls located inside the garage on the left wall. 7 zones



Sprinkler system backflow preventer and shut off valves located at the street on the right side

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I NI NP D



Aerobic septic system controls located on the left side of the home



Septic tanks located on the left side of the home

A. Landscape Irrigation (Sprinkler) Systems

Comments:

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

B. Swimming Pools, Spas, Hot Tubs, and Equipment

Type of Construction:

Style:

Shape:

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)

Type of Pump (well):

Comments:

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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

Type of System (septic):

Location of Drain Field:

Septic Tank:

Comments:

The septic field was inspected and showed no signs of failure. However, the home is vacant and I am unable to determine if septic and drain field works properly. I recommend after move in inspecting for any possible leaks, and then have the septic tank pumped by a septic cleaning company when needed. At that time, the tank could be inspected for size and an idea of how it has been functioning.

F. Other

Comments:

G. Outdoor Cooking Equipment

Energy Source (outdoor cooking):

Comments: