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# Inspection Report

**Jose Garza**

**Property Address:**  
12519 Sunbrook Dr  
Brookside TX 77581



**HG Home Inspection**

**John Richardson 23855  
2020 N Loop W #150  
Houston, TX 77018**

# PROPERTY INSPECTION REPORT

**Prepared For:** Jose Garza

(Name of Client)

**Concerning:** 12519 Sunbrook Dr, Brookside, TX 77581

(Address or Other Identification of Inspected Property)

**By:** John Richardson 23855 / HG Home Inspection 12/1/2021

(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](http://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.

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**ADDITIONAL INFORMATION PROVIDED BY INSPECTOR:**

**Standards of Practice:**

TREC Texas Real Estate Commission

**In Attendance:**

Customer

**Type of building:**

Single Family (1 story)

**Style of Home:**

Traditional, Ranch

**Approximate age of building:**

Over 50 Years

**Home Faces:**

West

**Temperature:**

Over 65 (F) = 18 (C)

**Weather:**

Clear

**Ground/Soil surface condition:**

Dry

**Rain in last 3 days:**

No

Comments: Set by client/SS

Requests John

Referral: Friend

Rooms:

Utilities On: None

People Present at Inspection: Buyer



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

I   NI   NP   D

## I. STRUCTURAL SYSTEMS

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



Roof surface



Roof structure stick built with wood slats



Less than six inches of batt fiberglass and rock wool insulation

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

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related to foundation performance, using the knowledge and experience of the inspector.

(2) The foundation has visible cracking. I recommend having a foundation company or Structural Engineer further evaluate.



A. Item 1(Picture) Front of home



A. Item 2(Picture) Front entry



A. Item 3(Picture) Living room

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

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A. Item 4(Picture) Front left corner of home

(4) The foundation has minor corner pop(s) that are considered cosmetic. Further deterioration may occur if not corrected. I recommend having a qualified person make repairs as needed.



A. Item 5(Picture) Rear of home

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

**B. Grading and Drainage**

**Comments:**

The home does not appear to have adequate drainage. This will cause erosion if not corrected. I recommend having a qualified person install needed gutters.

**C. Roof Covering Materials**

**Types of Roof Covering:** Architectural, Asphalt/Fiberglass

**Viewed from:** Ground, Ladder, Walked roof

**Roof Ventilation:** Gable vents, Ridge vents, Soffit Vents

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**Comments:**

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

(2) The flashing is deteriorated in areas. I recommend a qualified roofing contractor be consulted for further evaluation and repair.



C. Item 1(Picture) Front right side of home



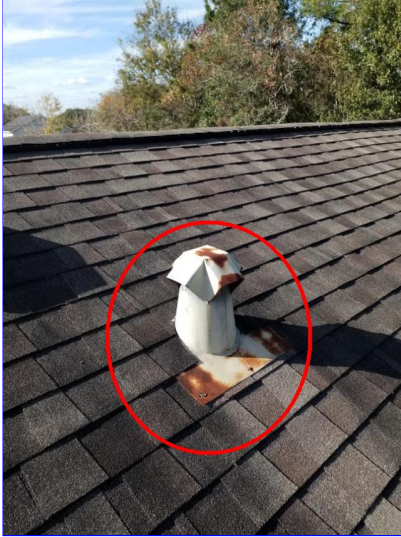
C. Item 2(Picture) Rear of home

(3) The appliance vents are showing signs of corrosion in areas. I recommend a qualified roofing contractor be consulted for further evaluation and repair.



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C. Item 3(Picture) Rear of home



C. Item 4(Picture) Rear of home



C. Item 5(Picture) Rear of home

D. Roof Structures and Attics

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

**Viewed from:** Attic

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

**Attic Insulation:** Batt, Fiberglass, Rock wool

**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:**

(1) 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.

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D. Item 1(Picture) Attic stairs

(2) Rafter separation was observed in areas at the attic. I recommend a qualified contractor be consulted for further evaluation and repair.



D. Item 2(Picture) Attic

(3) 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.

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D. Item 3(Picture) Attic, front of home

(4) The roof structure in the attic has water stain indicating a leak did or still exists in areas. The moisture meter was used and it did not indicate an active moisture at the time of the inspection. A qualified contractor should inspect and repair as needed.



D. Item 4(Picture) Attic, front of home

E. Walls (Interior and Exterior)

**Wall Structure:** Wood, Masonry

**Comments:**

(1) The wall covering is unfinished in areas. This is for your information.

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E. Item 1(Picture) Media room



E. Item 2(Picture) Media room



E. Item 3(Picture) Dining room

(2) There is vegetation growth on exterior of the home. This can cause damage, contribute to premature deterioration and create conducive conditions for certain wood destroying insects. I recommend removal of vegetation and having a qualified pest control company inspect and treat as needed,



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E. Item 4(Picture) Left side of home



E. Item 5(Picture) Rear of home



E. Item 6(Picture) Chimney

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

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E. Item 7(Picture) Front of home



E. Item 8(Picture) Front of home



E. Item 9(Picture) Front of home



E. Item 10(Picture) Front of home

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E. Item 11(Picture) Front porch



E. Item 12(Picture) Left side of home



E. Item 13(Picture) Rear of home



E. Item 14(Picture) Rear of home



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E. Item 15(Picture) Rear of home



E. Item 16(Picture) Rear of home



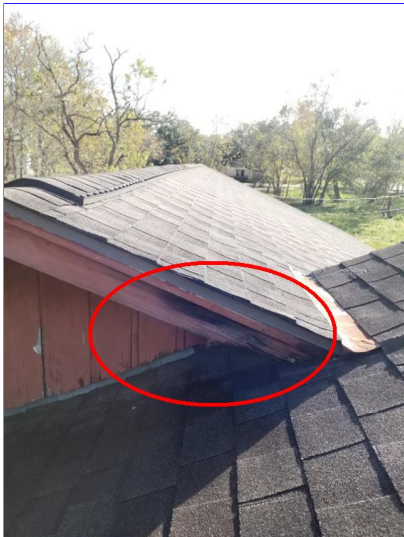
E. Item 17(Picture) Rear of home



E. Item 18(Picture) Right side of home

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E. Item 19(Picture) Rear 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.



E. Item 20(Picture) Front of home

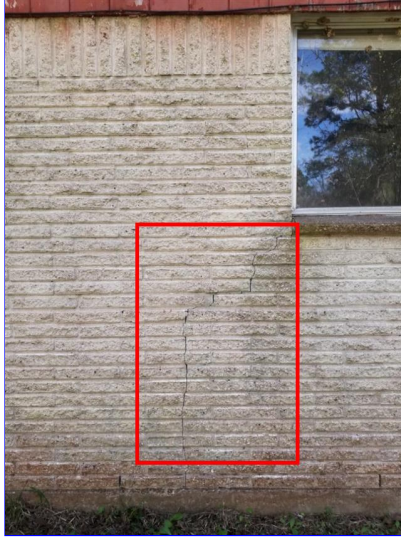
(5) The Brick siding at the exterior has step cracks caused from settlement. Deterioration can eventually occur if not corrected. A qualified contractor should inspect and repair as needed.

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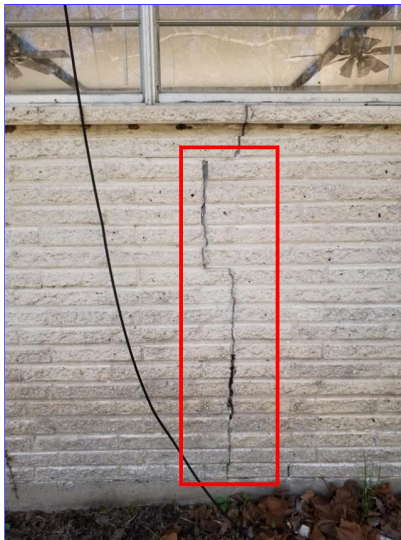
E. Item 21(Picture) Front of home



E. Item 22(Picture) Left side of home



E. Item 23(Picture) Rear of home

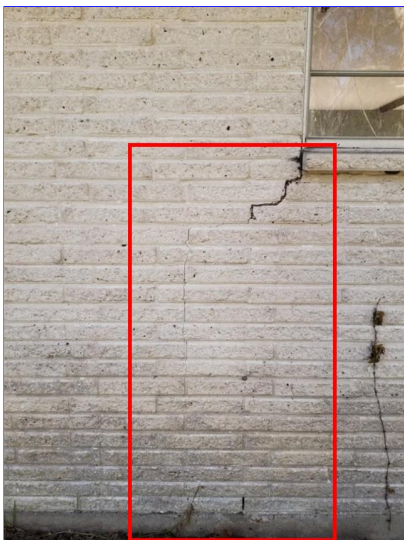


E. Item 24(Picture) Rear of home



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I   NI   NP   D



E. Item 25(Picture) Rear of home

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



E. Item 26(Picture) Front of home



E. Item 27(Picture) Front of home

(7) Signs of fungi growth are present. 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.

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E. Item 28(Picture) Media room



E. Item 29(Picture) Media room



E. Item 30(Picture) Kitchen

**F. Ceilings and Floors**

**Floor Structure:** Slab

**Floor System Insulation:** NONE

**Ceiling Structure:** 2X6

**Comments:**

(1) The floor covering is missing in areas. This is for your information.



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F. Item 1(Picture) Master bathroom

(2) The Drywall on the ceiling shows repair signs in areas. This damage is considered cosmetic. A qualified contractor should inspect and repair as needed.



F. Item 2(Picture) Media room

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

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F. Item 3(Picture) Dining room



F. Item 4(Picture) Master bathroom shower



F. Item 5(Picture) Master bathroom shower

**G. Doors (Interior and Exterior)**

**Comments:**

(1) The door does not shut properly and needs adjustment . A repair or replacement is needed. A qualified person should repair or replace as needed.

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G. Item 1(Picture) Media room

(2) The exterior door has keyed dead bolt lock. This prevents proper egress and is a safety hazard until repaired. I recommend having a qualified person make repairs as needed.



G. Item 2(Picture) Media room



G. Item 3(Picture) Front door

H. Windows

Comments:

(1) Windows have damaged or missing screens. This is not considered to be today's standards. I recommend having a qualified person make repairs as needed.

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H. Item 1(Picture) Front of home



H. Item 2(Picture) Front of home



H. Item 3(Picture) Front of home



H. Item 4(Picture) Left side of home

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

I   NI   NP   D



H. Item 5(Picture) Rear of home

(2) There is a cracked glass pane in window. I recommend having a qualified person make repairs as needed.



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I   NI   NP   D



H. Item 6(Picture) Front of home



H. Item 7(Picture) Front of home



H. Item 8(Picture) Rear of home



H. Item 9(Picture) Rear of home

(3) There are window frames that are not properly sealed. This can cause energy loss. I recommend having a qualified person seal and repair as needed,

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H. Item 10(Picture) Front of home

(4) Some windows are stuck or painted shut in areas. A repair may be needed. A qualified contractor should inspect and repair as needed.



H. Item 11(Picture) Dining room, left and middle window



H. Item 12(Picture) Dining room, front wall

(5) Several windows have damaged lock hardware in areas. A repair may be needed. A qualified contractor should inspect and repair as needed.

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H. Item 13(Picture) Dining room, rear wall, right window



H. Item 14(Picture) Dining room, front wall

I. Stairways (Interior and Exterior)

Comments:

J. Fireplaces and Chimneys

**Chimney (exterior):** Brick

**Operable Fireplaces:** One

**Types of Fireplaces:** Solid Fuel, Conventional

**Number of Woodstoves:** None

Comments:

(1) The cleanout is damaged in areas at the rear of the home. I recommend a qualified contractor be consulted for further evaluation and repair.



J. Item 1(Picture) Rear of home



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(2) The Chimney has settlement cracks. I recommend a qualified contractor be consulted for further evaluation and repair if needed.



J. Item 2(Picture) Rear of home

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

**Comments:**

- (1) The weight load capabilities are not part of this inspection.
- (2) The columns are peeling paint and deteriorating in areas. I recommend a qualified contractor be consulted for further evaluation and repair.



K. Item 1(Picture) Front of home

**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.

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L. Item 1(Picture) Front of home



L. Item 2(Picture) Front of home

(2) The sill plate is deteriorated in areas. I recommend a structural engineer be consulted for further evaluation and repair if needed.



L. Item 3(Picture) Media room

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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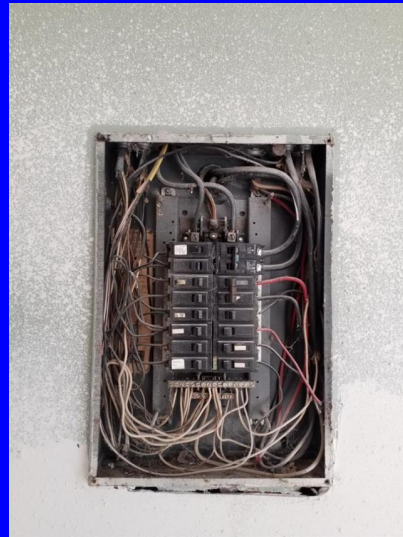
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## II. ELECTRICAL SYSTEMS

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.



Overhead service, located front right side of home



100 AMP main service panel, located inside the media room

**A. Service Entrance and Panels**

**Electrical Service Conductors:** Overhead service

**Panel Capacity:** 100 AMP

**Panel Type:** Circuit breakers

**Electric Panel Manufacturer:** ITE

**Comments:**

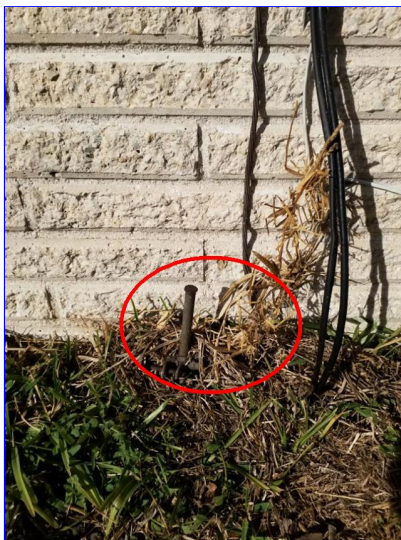
(1) The grounding rod near meter is using improper clamp for grounding of main panel (solid brass clamp is recommended). This is not considered to be today's standard. I recommend having a qualified person replace with proper clamp to assure proper grounding.

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A. Item 1(Picture) Proper grounding clamp



A. Item 2(Picture) Improper grounding clamp

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



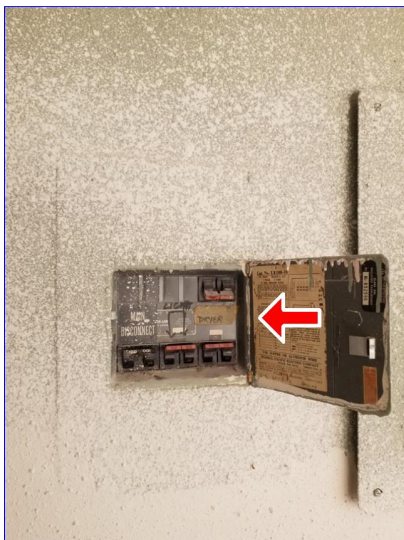
A. Item 3(Picture) Main service panel

(3) You have a Federal Pacific panel which is legal, but there is a possibility that the circuit breakers may not trip when shorted possibly causing an electrical hazard. Opinions by most licensed electrical contractors on this panel is that it is unsafe. I recommend you consult a licensed electrical contractor for necessary replacement.



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A. Item 4(Picture) Sub panel

(4) The panel cover is using (sharp) improper screws. This is a safety hazard until corrected. I recommend having a qualified person make repairs as needed,



A. Item 5(Picture) Main service panel

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)

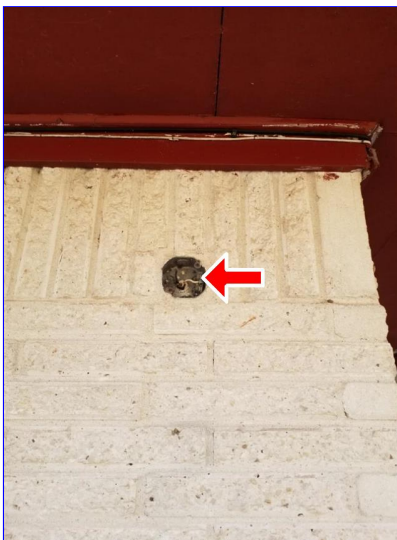
(2) The junction box is missing a cover plate in areas. This is a safety issue that needs correcting. I recommend a qualified person repair as needed.

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B. Item 1(Picture) Rear of home



B. Item 2(Picture) Rear of home

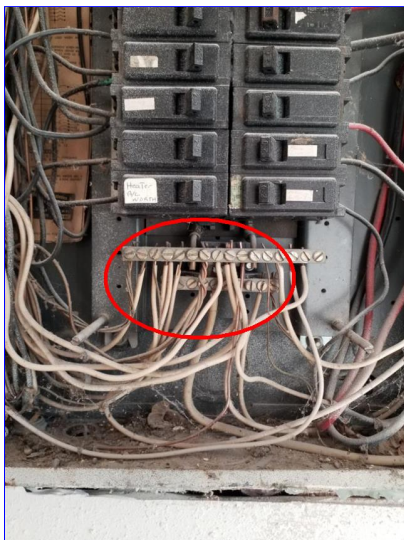


B. Item 3(Picture) Hallway in-between guest bedrooms

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

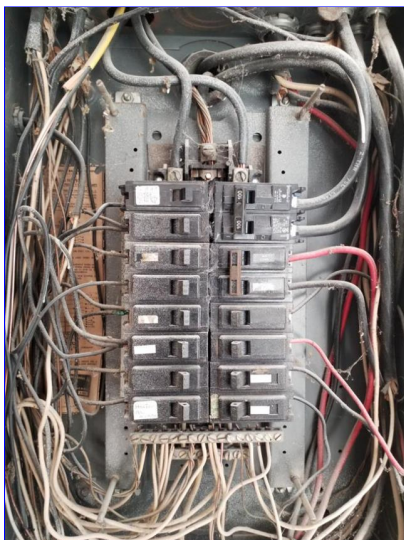
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B. Item 4(Picture) Main service panel

(4) Arc fault breakers are not in required areas of home at electrical panel. This is not considered today's standard. I recommend having a qualified electrician inspect and make repairs as needed.

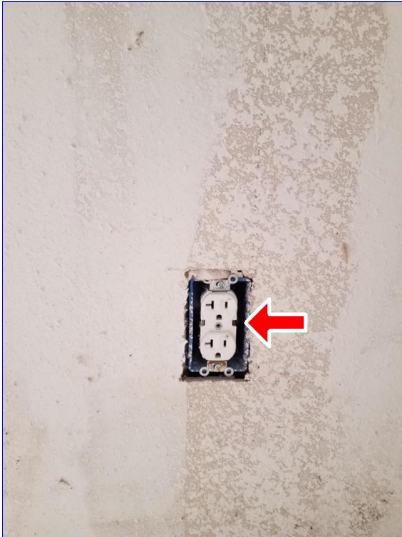


B. Item 5(Picture) Main service panel

(5) Most if not all outlets are missing cover plates. This is a safety issue that needs correcting. I recommend a qualified person repair as needed.

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I   NI   NP   D



B. Item 6(Picture) Most if not all outlets

(6) The light fixture does not work (try bulb first). Electrical issues are considered a hazard until repaired. A qualified licensed electrical contractor should perform repairs that involve wiring.



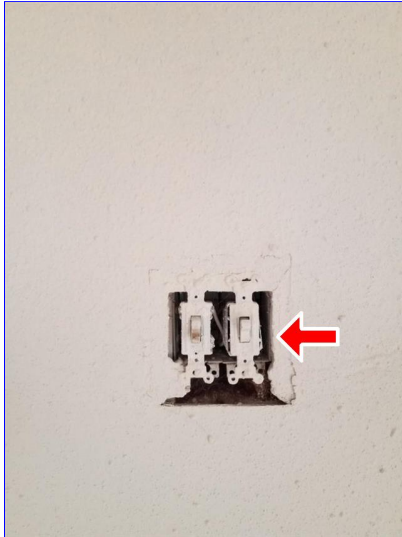
B. Item 7(Picture) Washer dryer room

(7) Several light switches are missing a cover plate in areas. This is a safety issue that needs correcting. I recommend a qualified person repair as needed.



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

I	NI	NP	D
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B. Item 8(Picture) Dining room



B. Item 9(Picture) Dining room

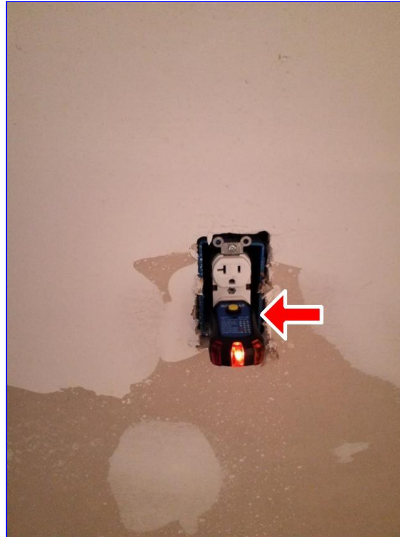
(8) Some outlets throughout the home are ungrounded. This is a safety issue that needs correcting. I recommend a qualified electrical contractor perform all repairs involving wiring.

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I   NI   NP   D



B. Item 10(Picture) Front entry, behind the front door



B. Item 11(Picture) Kitchen, refrigerator outlet



B. Item 12(Picture) Kitchen, left of the sink

(9) The light fixture does work, but is missing globe in areas. This is for your information. I recommend repair as needed.

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I   NI   NP   D



B. Item 13(Picture) Master bedroom closet

(10) The ceiling fan does not work and in the Guest bedroom. This is for your information. A qualified licensed electrical contractor should perform repairs that involve wiring.



B. Item 14(Picture) Guest bedroom, first room on the right



B. Item 15(Picture) Guest bedroom, second room on the right

(11) There is an extension cord being used as permanent wiring, and needs to be properly wired or removed.

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I	NI	NP	D
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B. Item 16(Picture) Attic

(12) 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 17(Picture) Kitchen, left of the sink

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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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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.



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I   NI   NP   D



Gas furnace unit #1 (Left side of home)



Electric furnace unit #2 (Right side of home)

**A. Heating Equipment**

**Type of Systems:** Forced Air

**Energy Sources:** Electric, Natural gas

**Heat System Brand:** Unknown, Tempstar

**Number of Heat Systems (excluding wood):** Two

**Comments:**

- (1) It is recommend to have heating systems serviced annually.
- (2) Unable to test. The gas is shut off to the home.

**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) The thermostat is not functioning. I recommend repair or replace as needed.

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

I   NI   NP   D



B. Item 1(Picture) Unit #2 (right side of home)



B. Item 2(Picture) Unit #1 (Left side of home)

C. Duct Systems, Chases, and Vents

**Ductwork:** Insulated

**Filter Type:** Disposable

**Filter Size:** N/A

**Comments:**

I recommend changing all HVAC filters upon move in.

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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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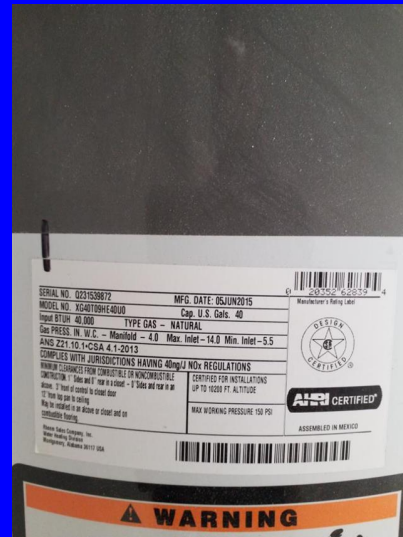
I   NI   NP   D

## 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.



40 gallon gas water heater,  
located in the washer dryer room



Water heater data plate

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

- Location of water meter:** None (private well)
- Location of main water supply valve:** Unknown (cannot locate)
- Water Source:** Well
- Plumbing Water Supply (into home):** Not visible
- Plumbing Water Distribution (inside home):** Galvanized, PEX
- Water Filters:** (We do not inspect filtration systems)

**Comments:**

(1) The toilet does not function in areas. I recommend a licensed plumber be consulted for further evaluation and repair.

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A. Item 1(Picture) Master bathroom



A. Item 2(Picture) Guest bathroom

(2) The shower was not functioning in areas. I recommend a licensed plumber be consulted for further evaluation and repair.



A. Item 3(Picture) Master bathroom

(3) Several connections in the attic are showing signs of corrosion. Repairs are needed. I recommend a licensed plumber be consulted for further evaluation and repair.

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A. Item 4(Picture) Attic, rear of home

B. Drains, Waste, and Vents

**Washer Drain Size:** 2" Diameter

**Plumbing Waste:** PVC

**Comments:**

- (1) There is no hot water in the home. I was unable to test drainage under hot and cold water conditions. I recommend re inspection of plumbing once hot water is restored.
- (2) 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 having the water turned on after inspecting for any possible leaks, and then have the septic tank pumped by a septic cleaning company. At that time, the tank could be inspected for size and an idea of how it has been functioning.
- (3) The water was off to the home at the time of inspection. I recommend a qualified contractor be consulted for further evaluation and repair if needed.

C. Water Heating Equipment

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

**Capacity (Water Heater):** 40 Gallon (1-2 people)

**Water Heater Manufacturer:** Rheem

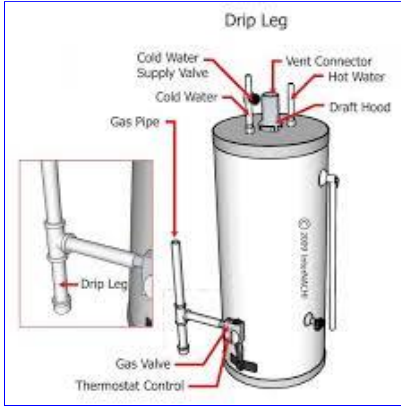
**Water Heater Location:** Washer Dryer Room

**Comments:**

- (1) Unable to test. The gas is shut off to the home.
- (2) 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.

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I   NI   NP   D



C. Item 1(Picture)



C. Item 2(Picture) Water heater

D. Hydro-Massage Therapy Equipment

[Comments:](#)

E. Other

[Comments:](#)

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



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I   NI   NP   D

## V. APPLIANCES

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



A. Dishwashers

**Dishwasher Brand:** None

**Comments:**

B. Food Waste Disposers

**Disposer Brand:** None

**Comments:**

C. Range Hood and Exhaust Systems

**Exhaust/Range hood:** Vented, General Electric

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I	NI	NP	D
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**Comments:**

Tested and working properly at the time of inspection.

**D. Ranges, Cooktops and Ovens**

**Range/Oven:** Bosch, Whirlpool

**Comments:**

The range and oven are gas appliances. The gas is shut off to the home.

**E. Microwave Ovens**

**Built in Microwave:** General Electric

**Comments:**

(1) The microwave light did not work. I recommend repair as needed.

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

(3) The microwave will only operate in certain functions. This is for your information. I recommend a qualified contractor be consulted for further evaluation and repair if needed.

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

**Comments:**

**G. Garage Door Operator(s)**

**Comments:**

**H. Dryer Exhaust Systems**

**Comments:**

**I. Other**

**Comments:**

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

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I   NI   NP   D

## VI. OPTIONAL SYSTEMS



Septic system control panel, located rear of home



Septic system tanks, located rear of home



Private water well



Outbuilding

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

Comments:

**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.



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I   NI   NP   D

(2) Our company does not inspect pool for leaks or seepage. Only components readily accessible are inspected.

C. Outbuildings

[Comments:](#)

(1) The wood siding is missing/deteriorated in areas. I recommend a qualified contractor be consulted for further evaluation and repair.



C. Item 1(Picture) Left side



C. Item 2(Picture) Left side



C. Item 3(Picture) Front right corner



C. Item 4(Picture) Right side

(2) The framing members are deteriorated in areas. I recommend a qualified contractor be consulted for further evaluation and repair.



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I   NI   NP   D



C. Item 5(Picture) Outbuilding, right side

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

**Type of Pump (well):**

**Comments:**

- (1) We only check wells for functionality and water pressure, water quality is not part of the scope of this inspection.
- (2) The water well holding tank appears to be leaking. I recommend a qualified contractor be consulted for further evaluation and repair.



D. Item 1(Picture) Water well tank



D. Item 2(Picture) Water well shed

- (3) The water well pump is aged and deteriorated. I recommend a qualified contractor be consulted for further evaluation and repair.

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

I   NI   NP   D



D. Item 3(Picture) Water well pump

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 having the water turned on after inspecting for any possible leaks, and then have the septic tank pumped by a septic cleaning company. 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: