

Inspection Report

AmeriSpec - HomePartners

Property Address:
8302 Leafdale Dr
Humble Texas 77338



TexSpec Home Inspections PLLC

**Zachary T. Ramirez 24196
3319 Lawson Dr.
Pearland, Texas 77584
281-940-5927**

PROPERTY INSPECTION REPORT

Prepared For: AmeriSpec - HomePartners

(Name of Client)

Concerning: 8302 Leafdale Dr, Humble, Texas 77338

(Address or Other Identification of Inspected Property)

By: Zachary T. Ramirez 24196 / TexSpec Home Inspections PLLC 10/14/2021

(Name and License Number of Inspector)

(Date)

(Name, License Number of Sponsoring Inspector)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read ALL of this information.

This inspection is subject to the rules ("Rules") of the Texas Real Estate Commission ("TREC"), which can be found at www.trec.texas.gov.

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standard for inspections by TREC Licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is NOT required to turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

In this report, the inspector shall indicate, by checking the appropriate boxes on the form, whether each item was inspected, not inspected, not present or deficient and explain the findings in the corresponding section in the body of the report form. The inspector must check the Deficient (D) box if a condition exists that adversely and materially affects the performance of a system or component or constitutes a hazard to life, limb or property as specified by the TREC Standards of Practice. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing components, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

Some items reported may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards or Deficiencies below.

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers.

Promulgated by the Texas Real Estate Commission(TREC) P.O. Box 12188, Austin, TX 78711-2188 (512)936-3000
(<http://www.trec.state.tx.us>).

You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods.

Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

Each year, Texans sustain property damage and are injured by accidents in the home. While some accidents may not be avoidable, many other accidents, injuries, and deaths may be avoided through the identification and repair of certain hazardous conditions. Examples of such hazards include:

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas;
- malfunctioning arc fault protection (AFCI) devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices;
- lack of electrical bonding and grounding; and
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).

To ensure that consumers are informed of hazards such as these, the Texas Real Estate Commission (TREC) has adopted Standards of Practice requiring licensed inspectors to report these conditions as "Deficient" when performing an inspection for a buyer or seller, if they can be reasonably determined.

These conditions may not have violated building codes or common practices at the time of the construction of the home, or they may have been "grandfathered" because they were present prior to the adoption of codes prohibiting such conditions. While the TREC Standards of Practice do not require inspectors to perform a code compliance inspection, TREC considers the potential for injury or property loss from the hazards addressed in the Standards of Practice to be significant enough to warrant this notice.

Contract forms developed by TREC for use by its real estate licensees also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms require a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

INFORMATION INCLUDED UNDER "ADDITIONAL INFORMATION PROVIDED BY INSPECTOR", OR PROVIDED AS AN ATTACHMENT WITH THE STANDARD FORM, IS NOT REQUIRED BY THE COMMISSION AND MAY CONTAIN CONTRACTUAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTUAL TERMS BETWEEN PARTIES. IF YOU DO NOT UNDERSTAND THE EFFECT OF ANY CONTRACTUAL TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR:

In Attendance:

Vacant (inspector only)

Type of building:

Single Family (2 story)

Approximate age of building:

Over 25 Years

Temperature:

Over 65 (F) = 18 (C)

Weather:

Light Rain, Heavy Rain

Ground/Soil surface condition:

Saturated

Rain in last 3 days:

Yes

Radon Test:

No

Water Test:

No

General Summary

TexSpec Home Inspections PLLC

3319 Lawson Dr.
Pearland, Texas 77584
281-940-5927

Customer
AmeriSpec - HomePartners

Address
8302 Leafdale Dr
Humble Texas 77338

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

I. Structural Systems

A. Foundations

Inspected, Deficient

- (1) The foundation was performing as intended for the age and location of the home at the time of inspection.
- (2) Exposed fasteners and cable ends observed in foundation. Recommend that a qualified contractor evaluate all issues and repair as needed.

B. Grading and Drainage

Inspected, Deficient

Multiple areas of neutral and negative grade allowing water to pool against foundation. Recommend that a qualified contractor evaluate all issues and repair as needed.

C. Roof Covering Materials

Inspected, Deficient

- (1) Multiple tree limbs in contact with roof covering materials.
- (2) Multiple tree limbs over hanging roof covering materials.
- (3) Debris on roof covering materials blocking drainage.
- (4) Damaged roof covering material observed at front of home. Recommend that a qualified contractor evaluate all issues and repair as needed.

D. Roof Structures and Attics

Inspected, Deficient

Multiple areas of missing and damaged insulation. Recommend that a qualified contractor evaluate all issues and repair as needed.

E. Walls (Interior and Exterior)

Inspected, Deficient

- (1) Multiple areas of damage observed in the garage walls.
- (2) Multiple areas of incomplete remodeling.
- (3) Multiple areas of water damaged trim and siding.
- (4) Water damaged soffit observed at back of home.
- (5) Multiple areas of water damaged fascia, trim and siding observed on outbuilding. Recommend that a qualified contractor evaluate all issues and repair as needed.

F. Ceilings and Floors

Inspected, Deficient

- (1) Multiple areas of damaged and unfinished floors.
- (2) Water stains observed on living room ceiling. Recommend that a qualified contractor evaluate all issues and repair as needed.

G. Doors (Interior and Exterior)

Inspected, Deficient

- (1) Garage door is damaged.
- (2) Garage partition door does not have self closing mechanism. Recommend that a qualified contractor evaluate all issues and repair as needed.

H. Windows

Inspected, Deficient

- (1) Multiple missing window screens.
- (2) Upstairs left bedroom window pane is broken. Recommend that a qualified contractor evaluate all issues and repair as needed.

I. Stairways (Interior and Exterior)

Inspected, Deficient

Hand rails should be continuous and terminate into the floor or into the wall. Recommend that a qualified contractor evaluate all issues and repair as needed.

J. Fireplaces and Chimneys

Inspected, Deficient

- (1) Water damaged wood trim observed around chimney.
- (2) Raised flashing observed on chimney.
- (3) Cracked fire bricks observed in fireplace. Recommend that a qualified contractor and/or chimney sweep evaluate all issues and repair as needed.

K. Porches, Balconies, Decks and Carports

Inspected, Deficient

- (1) Multiple broken and uneven areas in concrete driveway. Possible trip hazard.
- (2) Water damage observed on the back porch cover.
- (3) Multiple sunken and uneven areas on back porch. Possible trip hazards. Recommend that a qualified contractor evaluate all issues and repair as needed.

II. Electrical Systems

A. Service Entrance and Panels

Inspected, Deficient

- (1) Underground service drop to meter and 125 amp max rated GE electrical panel located in the back of home. 100 amp copper service drop.
- (2) White conductors used as hot. White conductors used as hot should be marked with black electric tape or a black marker. Recommend that a qualified electrician evaluate all issues and repair as needed.

B. Branch Circuits, Connected Devices and Fixtures

Inspected, Deficient

- (1) The smoke detector should be tested at common hallways to bedrooms upon moving in to home.
- (2) Multiple missing electrical outlets and light switch covers.
- (3) Multiple light fixtures would not function in outbuilding.
- (4) Multiple loose electrical outlets observed.
- (5) Multiple top portions of electrical outlets not functioning at time of inspection.
- (6) Multiple smoke detectors missing. Recommend installation of carbon monoxide and smoke detectors for safety upgrade.
- (7) Open ground electrical outlet observed in master bathroom. Recommend that a qualified contractor evaluate all issues and repair as needed.

III. Heating, Ventilation and Air Conditioning Systems

B. Cooling Equipment

Inspected, Deficient

- (1) Air conditioner differential was 17.1 degrees. This is within the recommended range of 14 to 22 degrees.
- (2) 2018 Rheem air conditioning unit.
- (3) Corrosion observed in air conditioner drip pan. Recommend that a qualified contractor evaluate all issues and repair as needed.

IV. Plumbing System

A. Plumbing Supply, Distribution System and Fixtures

Inspected, Deficient

- (1) Public water supply, meter and main water shut off located at the street.
- (2) Gas meter located on the right side of home, no bonding observed.
- (3) Static water pressure 65 PSI.
- (4) Water service has been turned off to outbuilding.
- (5) Upstairs bathtub faucet was leaking at time of inspection. Recommend that a qualified contractor evaluate all issues and repair as needed.

B. Drains, Waste and Vents

Inspected, Deficient

- (1) Possible rerouted broken drain line observed.
- (2) Upstairs bathroom sink drains slow. Recommend that a qualified contractor evaluate all issues and repair as needed.

C. Water Heating Equipment

Inspected, Deficient

- (1) 2016 Envitotemp gas water heater with 40 gallon capacity. Water heater did not function at time of inspection.
- (2) Water heater gas line does not have drip leg.
- (3) Water heater T&P drain piping is missing. The T&P (Test and Pressure) valve on water heater needs a 3/4 threaded pipe to extend within 6 inches of floor for safety. (PVC is not approved for hot water use). Recommend that a qualified contractor evaluate all issues and repair as needed.

V. Appliances

A. Dishwasher

Inspected, Deficient

Dishwasher does not have high loop. Recommend that a qualified contractor evaluate all issues and repair as needed.

C. Range Hood and Exhaust System

Inspected, Deficient

Range hood and exhaust system did not function at time of inspection. Recommend that a qualified contractor evaluate all issues and repair as needed.

E. Microwave Ovens

Inspected, Deficient

Microwave did not function at time of inspection. Recommend that a qualified contractor evaluate all issues and repair as needed.

VI. Optional Systems

A. Landscape Irrigation (Sprinkler) Systems

Inspected, Deficient

(1) Landscape irrigation system controller located in the garage.

(2) Sprinkler system was visually inspected only. Sprinkler system controller would not activate system at time of inspection. Recommend that a qualified contractor evaluate all issues and repair as needed.

B. Swimming Pools, Spas, Hot Tubs and Equipment

Inspected, Deficient

(1) Inadequate gates for access to pool area. The gate must open away from the swimming pool, be 60" minimum in height, have a self-closing mechanism and interior lock, and should be equipped with an alarm for safety purposes.

(2) The home is being used to partially enclose the pool, along with a fence. This is acceptable; however, the egress doors from the home to the pool should be equipped with an alarm for safety purposes.

(3) Air blower did activate but is coming apart.

(4) Water feature.

(5) Multiple areas of raised decking around pool. Possible trip hazard.

(6) Pool and spa lights would not function at time of inspection.

(7) Crack observed at the bottom of the swimming pool. Recommend that a qualified contractor evaluate all issues and repair as needed.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Zachary T. Ramirez

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

I NI NP D

I. Structural Systems

A. Foundations

Type of Foundation(s): Poured concrete

Comments:

(1) The foundation was performing as intended for the age and location of the home at the time of inspection.

(2) Exposed fasteners and cable ends observed in foundation. Recommend that a qualified contractor evaluate all issues and repair as needed.



A. Item 1(Picture)



A. Item 2(Picture)



A. Item 3(Picture)

B. Grading and Drainage

Comments:

Multiple areas of neutral and negative grade allowing water to pool against foundation. Recommend that a qualified contractor evaluate all issues and repair as needed.

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

I NI NP D



B. Item 1(Picture)



B. Item 2(Picture)

C. Roof Covering Materials

Types of Roof Covering: Architectural

Viewed roof covering from: Ground, Binoculars

Comments:

(1) Multiple tree limbs in contact with roof covering materials.



C. Item 1(Picture)

(2) Multiple tree limbs over hanging roof covering materials.

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

I NI NP D



C. Item 2(Picture)

(3) Debris on roof covering materials blocking drainage.



C. Item 3(Picture)



C. Item 4(Picture)

(4) Damaged roof covering material observed at front of home. Recommend that a qualified contractor evaluate all issues and repair as needed.

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

I NI NP D



C. Item 5(Picture)

D. Roof Structures and Attics

Roof-Type: Gable, Hip

Roof Structure Type: 2 X 6 Rafters

Method used to observe attic: From entry

Attic info: Pull Down stairs, Storage, Light in attic

Approximate Average Depth of Insulation: Less than 6 inches

Comments:

Multiple areas of missing and damaged insulation. Recommend that a qualified contractor evaluate all issues and repair as needed.

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

I NI NP D



D. Item 1(Picture)



D. Item 2(Picture)



D. Item 3(Picture)

E. Walls (Interior and Exterior)

Wall Structure: 2 X 4 Wood

Siding Style: Brick, Batten

Siding Material: Wood, Composite board, Full brick

Wall Material: Gypsum Board, Paneling

Comments:

(1) Multiple areas of damage observed in the garage walls.

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

I NI NP D



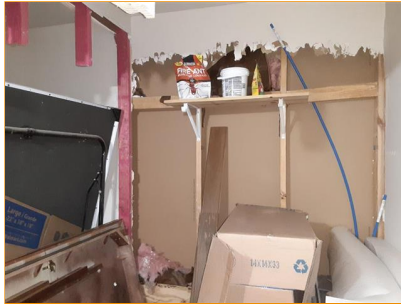
E. Item 1(Picture)



E. Item 2(Picture)



E. Item 3(Picture)



E. Item 4(Picture)

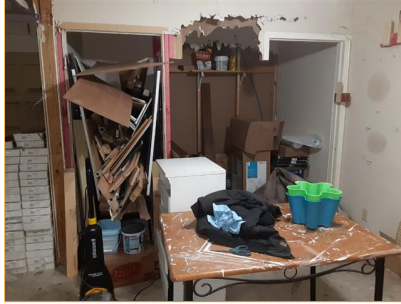
(2) Multiple areas of incomplete remodeling.

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

I NI NP D



E. Item 5(Picture)



E. Item 6(Picture)



E. Item 7(Picture)



E. Item 8(Picture)

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I NI NP D



E. Item 9(Picture)



E. Item 10(Picture)



E. Item 11(Picture)

(3) Multiple areas of water damaged trim and siding.

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

I NI NP D



E. Item 12(Picture)



E. Item 13(Picture)



E. Item 14(Picture)



E. Item 15(Picture)

(4) Water damaged soffit observed at back of home.



E. Item 16(Picture)

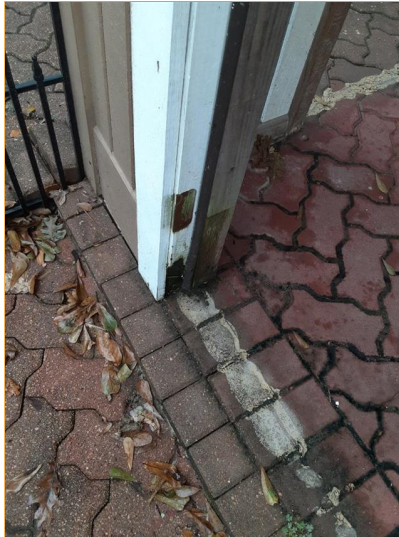
(5) Multiple areas of water damaged fascia, trim and siding observed on outbuilding. Recommend that a qualified contractor evaluate all issues and repair as needed.

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

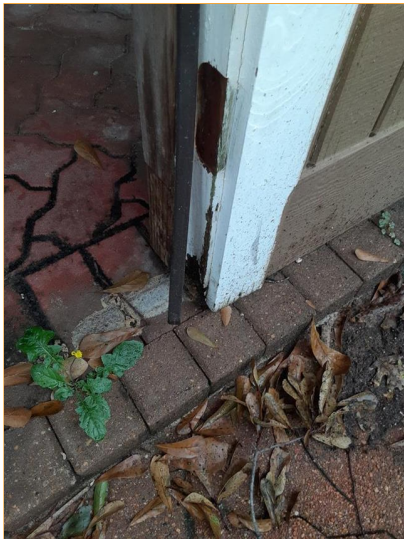
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E. Item 17(Picture)



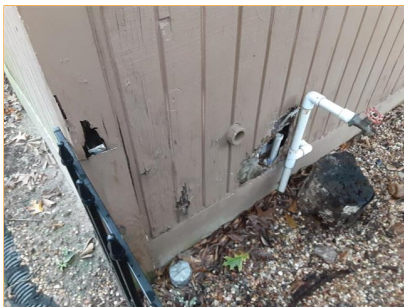
E. Item 18(Picture)



E. Item 19(Picture)



E. Item 20(Picture)



E. Item 21(Picture)

F. Ceilings and Floors

Ceiling Structure: 2X6, Not visible

Floor Structure: Slab, Not visible

Ceiling Materials: Gypsum Board

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

I NI NP D

Floor Covering(s): Laminated T&G, Tile

Comments:

(1) Multiple areas of damaged and unfinished floors.



F. Item 1(Picture)



F. Item 2(Picture)

(2) Water stains observed on living room ceiling. Recommend that a qualified contractor evaluate all issues and repair as needed.



F. Item 3(Picture)

G. Doors (Interior and Exterior)

Exterior Entry Doors: Wood, Fiberglass, Insulated glass

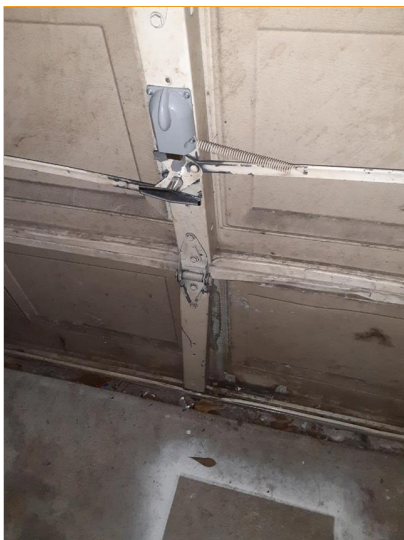
Interior Doors: Hollow core, Wood

Comments:

(1) Garage door is damaged.

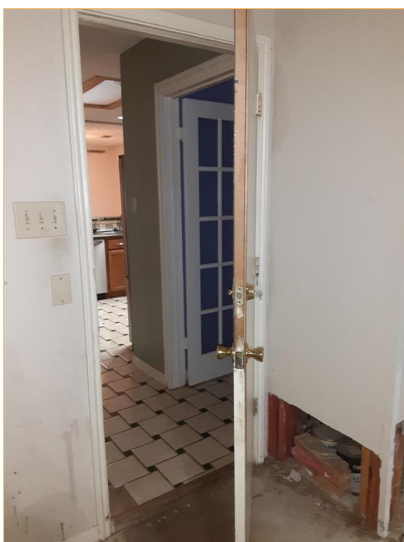
I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I NI NP D



G. Item 1(Picture)

(2) Garage partition door does not have self closing mechanism. Recommend that a qualified contractor evaluate all issues and repair as needed.



G. Item 2(Picture)

H. Windows

Window Types: Single-hung, Single pane

Window Manufacturer: UNKNOWN

Comments:

(1) Multiple missing window screens.

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

I NI NP D



H. Item 1(Picture)

(2) Upstairs left bedroom window pane is broken. Recommend that a qualified contractor evaluate all issues and repair as needed.



H. Item 2(Picture)

I. Stairways (Interior and Exterior)

Comments:

Hand rails should be continuous and terminate into the floor or into the wall. Recommend that a qualified contractor evaluate all issues and repair as needed.

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

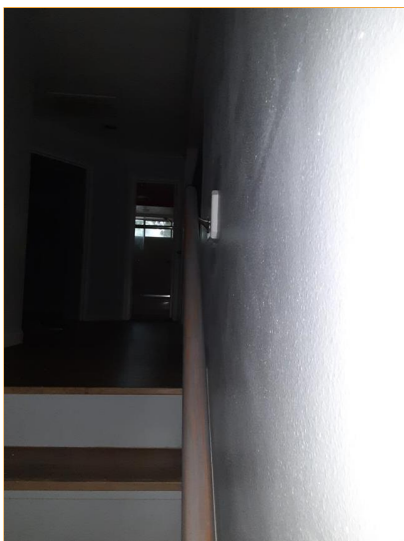
I NI NP D



I. Item 1(Picture)



I. Item 2(Picture)



I. Item 3(Picture)

J. Fireplaces and Chimneys

Sky Light(s): None

Chimney (exterior): Wood, Composition board

Types of Fireplaces: Gas/LP Log starter

Operable Fireplaces: One

Number of Woodstoves: None

Comments:

(1) Water damaged wood trim observed around chimney.

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

I NI NP D



J. Item 1(Picture)



J. Item 2(Picture)

(2) Raised flashing observed on chimney.



J. Item 3(Picture)

(3) Cracked fire bricks observed in fireplace. Recommend that a qualified contractor and/or chimney sweep evaluate all issues and repair as needed.



J. Item 4(Picture)

K. Porches, Balconies, Decks and Carports

Appurtenance: Covered porch, Patio

Driveway: Concrete

Comments:

(1) Multiple broken and uneven areas in concrete driveway. Possible trip hazard.

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

I NI NP D



K. Item 1(Picture)



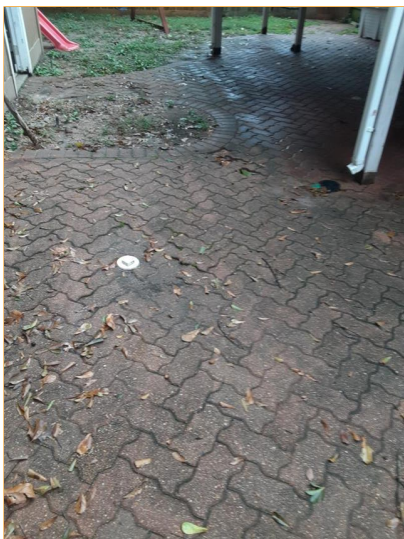
K. Item 2(Picture)

(2) Water damage observed on the back porch cover.



K. Item 3(Picture)

(3) Multiple sunken and uneven areas on back porch. Possible trip hazards. Recommend that a qualified contractor evaluate all issues and repair as needed.



K. Item 4(Picture)



K. Item 5(Picture)

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I NI NP D

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I NI NP D

II. Electrical Systems

A. Service Entrance and Panels

Electrical Service Conductors: Below ground, Copper

Panel Capacity: 125 AMP

Panel Type: Circuit breakers

Electric Panel Manufacturer: GENERAL ELECTRIC

Comments:

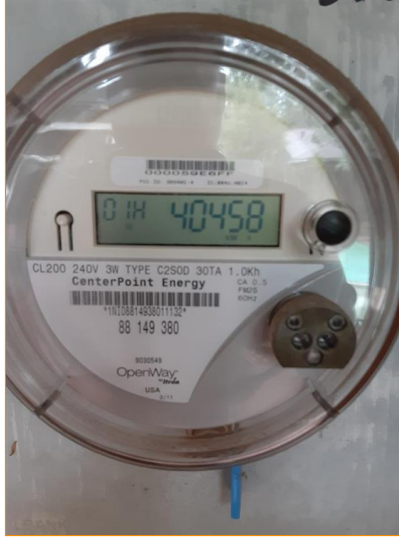
(1) Underground service drop to meter and 125 amp max rated GE electrical panel located in the back of home. 100 amp copper service drop.

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

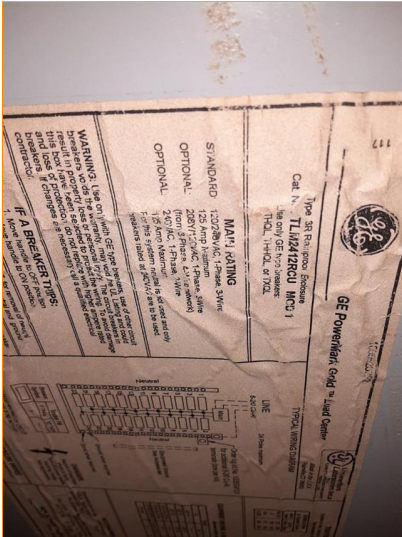
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A. Item 1(Picture)



A. Item 2(Picture)



A. Item 3(Picture)



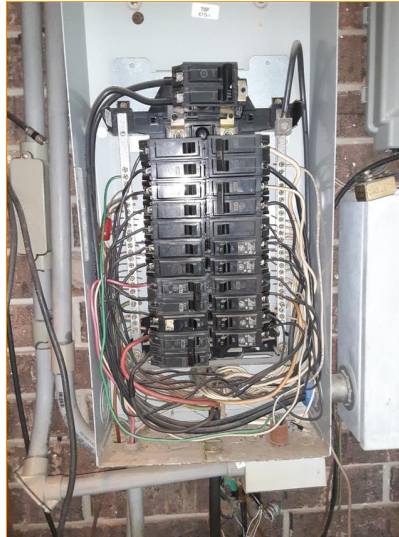
A. Item 4(Picture)

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

I NI NP D

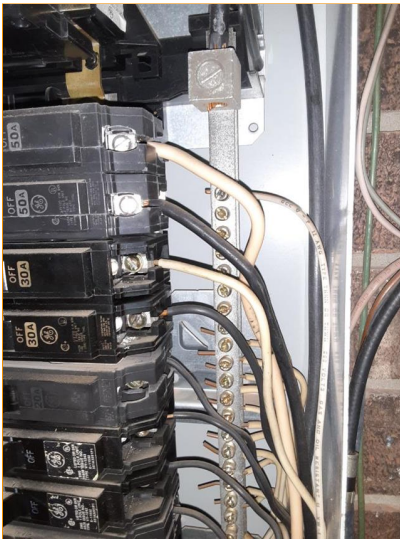


A. Item 5(Picture)



A. Item 6(Picture)

(2) White conductors used as hot. White conductors used as hot should be marked with black electric tape or a black marker. Recommend that a qualified electrician evaluate all issues and repair as needed.



A. Item 7(Picture)

B. Branch Circuits, Connected Devices and Fixtures

Type of wiring: Copper

Wiring Methods: Romex

Comments:

- (1) The smoke detector should be tested at common hallways to bedrooms upon moving in to home.
- (2) Multiple missing electrical outlets and light switch covers.

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

I NI NP D



B. Item 1(Picture)



B. Item 2(Picture)



B. Item 3(Picture)

(3) Multiple light fixtures would not function in outbuilding.

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

I NI NP D



B. Item 4(Picture)



B. Item 5(Picture)

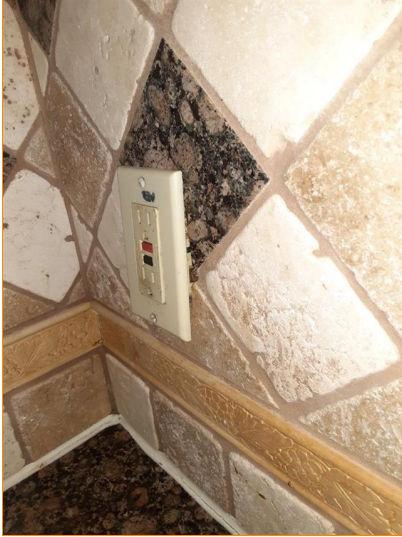


B. Item 6(Picture)

(4) Multiple loose electrical outlets observed.

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

I NI NP D



B. Item 7(Picture)



B. Item 8(Picture)

(5) Multiple top portions of electrical outlets not functioning at time of inspection.



B. Item 9(Picture)



B. Item 10(Picture)

(6) Multiple smoke detectors missing. Recommend installation of carbon monoxide and smoke detectors for safety upgrade.

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

I NI NP D



B. Item 11(Picture)

(7) Open ground electrical outlet observed in master bathroom. Recommend that a qualified contractor evaluate all issues and repair as needed.



B. Item 12(Picture)

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

I NI NP D

III. Heating, Ventilation and Air Conditioning Systems

A. Heating Equipment

Type of Systems (Heating): Furnace

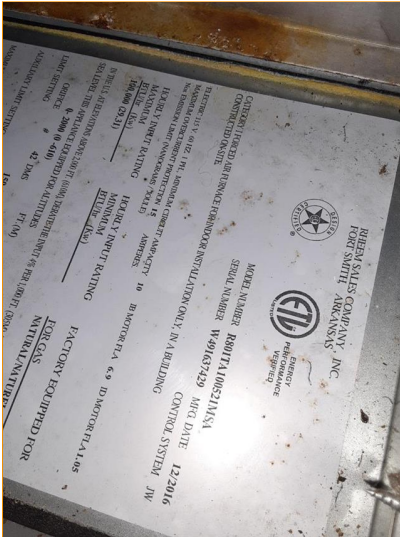
Energy Sources: Gas

Number of Heat Systems (excluding wood): One

Heat System Brand: RHEEM

Comments:

(1) 2016 Rheem gas furnace.



A. Item 1(Picture)



A. Item 2(Picture)



A. Item 3(Picture)



A. Item 4(Picture)



A. Item 5(Picture)



A. Item 6(Picture)

(2) Furnace test.

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

I NI NP D



A. Item 7(Picture)

B. Cooling Equipment

Type of Systems (Cooling): Air conditioner unit

Cooling Equipment Energy Source: Electricity

Number of AC Only Units: One

Central Air Brand: RHEEM

Comments:

(1) Air conditioner differential was 17.1 degrees. This is within the recommended range of 14 to 22 degrees.



B. Item 1(Picture)

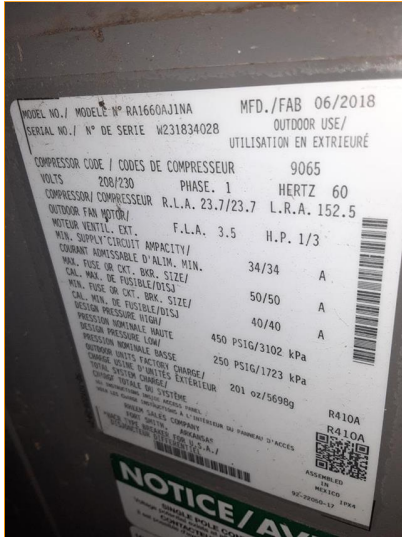


B. Item 2(Picture)

(2) 2018 Rheem air conditioning unit.

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

I NI NP D



B. Item 3(Picture)



B. Item 4(Picture)



B. Item 5(Picture)

(3) Corrosion observed in air conditioner drip pan. Recommend that a qualified contractor evaluate all issues and repair as needed.



B. Item 6(Picture)

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

I	NI	NP	D
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C. Duct Systems, Chases and Vents

Ductwork: Insulated

Filter Type: Disposable

Filter Size: 20x25

Comments:

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

I NI NP D

IV. Plumbing System

A. Plumbing Supply, Distribution System and Fixtures

Water Source: Public

Water Filters: None

Plumbing Water Supply (into home): PVC

Plumbing Water Distribution (inside home): Copper

Location of water meter: in yard, at street

Location of main water supply valve: at street

Static water pressure reading: 65 psi

Comments:

(1) Public water supply, meter and main water shut off located at the street.



A. Item 1(Picture)



A. Item 2(Picture)

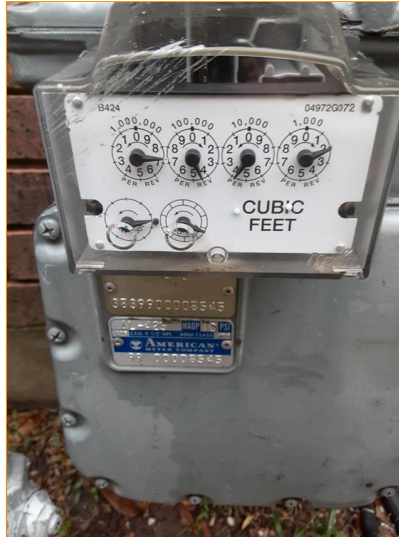
(2) Gas meter located on the right side of home, no bonding observed.

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

I NI NP D



A. Item 3(Picture)

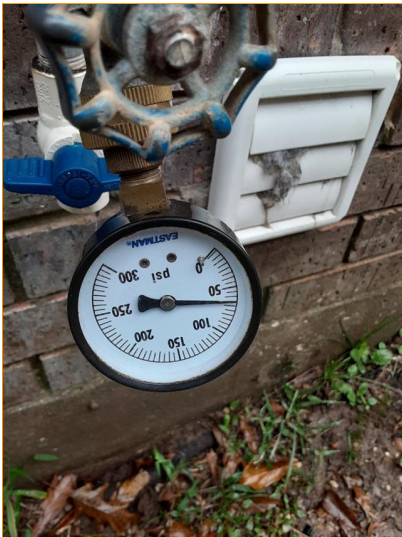


A. Item 4(Picture)



A. Item 5(Picture)

(3) Static water pressure 65 PSI.



A. Item 6(Picture)

(4) Water service has been turned off to outbuilding.

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

I NI NP D



A. Item 7(Picture)



A. Item 8(Picture)



A. Item 9(Picture)

(5) Upstairs bathtub faucet was leaking at time of inspection. Recommend that a qualified contractor evaluate all issues and repair as needed.

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

I NI NP D



A. Item 10(Picture)

B. Drains, Waste and Vents

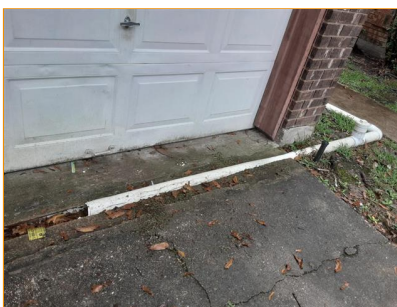
Plumbing Waste: PVC

Comments:

(1) Possible rerouted broken drain line observed.



B. Item 1(Picture)



B. Item 2(Picture)

(2) Upstairs bathroom sink drains slow. Recommend that a qualified contractor evaluate all issues and repair as needed.

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

I NI NP D



B. Item 3(Picture)

C. Water Heating Equipment

Water Heater energy sources: Gas (quick recovery)

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

Water Heater Location: Garage

WH Manufacturer: ENVIROTEMP

Comments:

(1) 2016 Envitotemp gas water heater with 40 gallon capacity. Water heater did not function at time of inspection.

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

I NI NP D



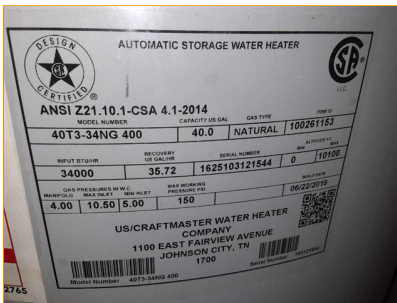
C. Item 1(Picture)



C. Item 2(Picture)



C. Item 3(Picture)



C. Item 4(Picture)

(2) Water heater gas line does not have drip leg.

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

I NI NP D



C. Item 5(Picture)

(3) Water heater T&P drain piping is missing. The T&P (Test and Pressure) valve on water heater needs a 3/4 threaded pipe to extend within 6 inches of floor for safety. (PVC is not approved for hot water use). Recommend that a qualified contractor evaluate all issues and repair as needed.



C. Item 6(Picture)

D. Hydro-Massage Therapy Equipment

Comments:

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

I NI NP D

V. Appliances

A. Dishwasher

Dishwasher Brand: FRIGIDAIRE

Comments:

Dishwasher does not have high loop. Recommend that a qualified contractor evaluate all issues and repair as needed.



A. Item 1(Picture)

B. Food Waste Disposers

Disposer Brand: BADGER

Comments:

C. Range Hood and Exhaust System

Exhaust/Range hood: RE-CIRCULATE

Serial #: Samsung

Comments:

Range hood and exhaust system did not function at time of inspection. Recommend that a qualified contractor evaluate all issues and repair as needed.



C. Item 1(Picture)

D. Ranges, Cooktops and Ovens

Range/Oven: GENERAL ELECTRIC

Comments:

(1) Cooktop test.

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

I NI NP D



D. Item 1(Picture)

(2) Oven test.



D. Item 2(Picture)

E. Microwave Ovens

Built in Microwave: SAMSUNG

Comments:

Microwave did not function at time of inspection. Recommend that a qualified contractor evaluate all issues and repair as needed.

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

I NI NP D



E. Item 1(Picture)

F. Mechanical Exhaust Vents and bathroom Heaters

Comments:

G. Garage Door Operator(s)

Auto-opener Manufacturer: N/A

Garage Door Type: One manual

Garage Door Material: Metal

Comments:

H. Dryer Exhaust System

Comments:

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

I NI NP D

VI. Optional Systems

A. Landscape Irrigation (Sprinkler) Systems

Comments:

(1) Landscape irrigation system controller located in the garage.



A. Item 1(Picture)

(2) Sprinkler system was visually inspected only. Sprinkler system controller would not activate system at time of inspection. Recommend that a qualified contractor evaluate all issues and repair as needed.

B. Swimming Pools, Spas, Hot Tubs and Equipment

Comments:

(1) Inadequate gates for access to pool area. The gate must open away from the swimming pool, be 60" minimum in height, have a self-closing mechanism and interior lock, and should be equipped with an alarm for safety purposes.



B. Item 1(Picture)



B. Item 2(Picture)

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

I NI NP D

(2) The home is being used to partially enclose the pool, along with a fence. This is acceptable; however, the egress doors from the home to the pool should be equipped with an alarm for safety purposes.

(3) Air blower did activate but is coming apart.



B. Item 3(Picture)

(4) Water feature.

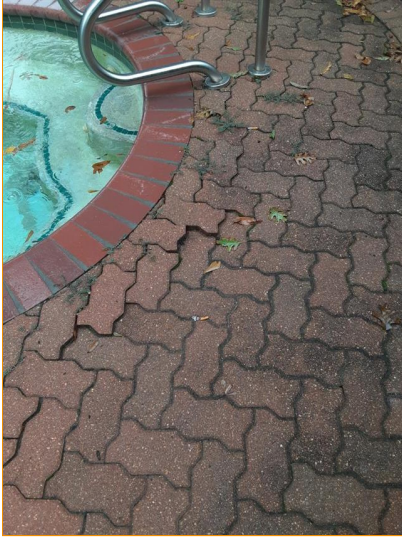


B. Item 4(Picture)

(5) Multiple areas of raised decking around pool. Possible trip hazard.

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

I NI NP D



B. Item 5(Picture)



B. Item 6(Picture)



B. Item 7(Picture)

(6) Pool and spa lights would not function at time of inspection.

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

I NI NP D



B. Item 8(Picture)



B. Item 9(Picture)

(7) Crack observed at the bottom of the swimming pool. Recommend that a qualified contractor evaluate all issues and repair as needed.

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

I NI NP D



B. Item 10(Picture)



B. Item 11(Picture)



B. Item 12(Picture)