



Simply The Best!

Inspection Report

Mario Miranda

Property Address:
8506 Beechaven Rd
La Porte TX 77571



HG Home Inspection

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

PROPERTY INSPECTION REPORT

Prepared For: Mario Miranda

(Name of Client)

Concerning: 8506 Beechaven Rd, La Porte, TX 77571

(Address or Other Identification of Inspected Property)

By: John Richardson 23855 / HG Home Inspection

10/29/2021

(Name and License Number of Inspector)

(Date)

(Name, License Number of Sponsoring Inspector)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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

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

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

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

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

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

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

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

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

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

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

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

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

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

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

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

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

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR:

Standards of Practice:

TREC Texas Real Estate Commission

In Attendance:

Vacant (inspector only)

Type of building:

Single Family (1 story)

Style of Home:

Traditional

Approximate age of building:

Over 50 Years

Home Faces:

North

Temperature:

Over 65 (F) = 18 (C)

Weather:

Cloudy, Clear

Ground/Soil surface condition:

Damp

Rain in last 3 days:

Yes

Comments: Set by agent/SS

WDI- Americas

Referral: Realtor

Rooms:

Utilities On: None

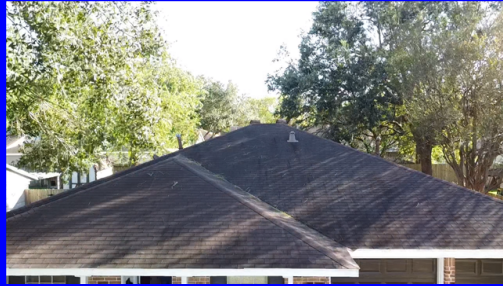
People Present at Inspection: Inspector

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

I NI NP D

I. STRUCTURAL SYSTEMS

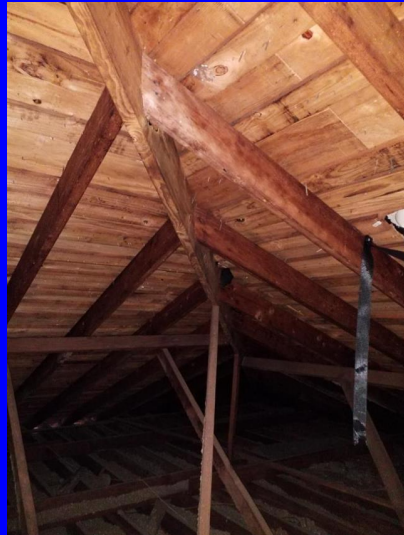
The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe 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 surface



Roof structure stick built with wood slats



Less than six inches of cellulose 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 related to foundation performance, using the knowledge and experience of the inspector.

(2) There are signs of previous foundation repairs. I recommend requesting a copy of all work done, warranty (if available) and contacting foundation company that performed work to assure all recommended repairs have been done. It is also recommended to have a plumber check plumbing system after foundation repairs have been done due to the risk of breakage during leveling.

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A. Item 1(Picture) Front of home



A. Item 2(Picture) Front of home



A. Item 3(Picture) Front of home



A. Item 4(Picture) Front of home

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A. Item 5(Picture) Front of home



A. Item 6(Picture) Rear of home

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



A. Item 7(Picture) Left side of home



A. Item 8(Picture) Left side of home

(4) 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.

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B. Item 1(Picture) Add gutters



B. Item 2(Picture) Add gutters

C. Roof Covering Materials

Types of Roof Covering: 3-Tab fiberglass

Viewed from: Ground, Ladder, Walked roof

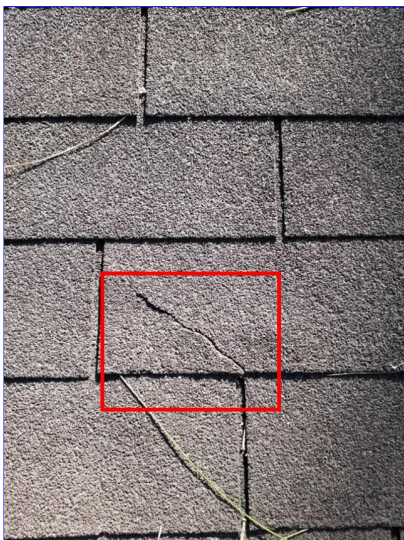
Roof Ventilation: Soffit Vents, Turbines

Comments:

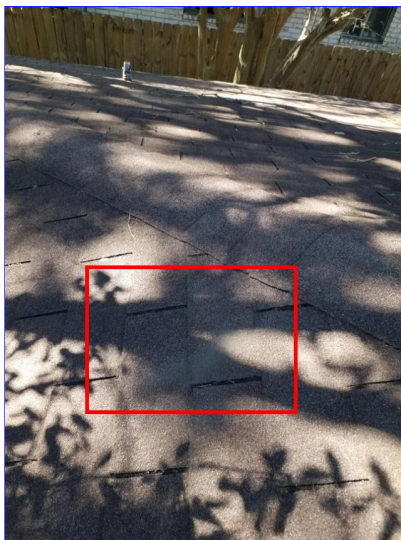
- (1) This inspection does not warrant against roof leaks.
- (2) The roof shingles are showing wear at the "entire roof". Roof covering will need replacing before 5 years. A qualified contractor should inspect and repair as needed.
- (3) The roof covering is damaged in areas. These areas may need replacement and or periodic maintenance. A qualified roofing contractor should inspect and repair as needed.

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C. Item 1(Picture) Front of home



C. Item 2(Picture) Rear of home



C. Item 3(Picture) Left side of home

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

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C. Item 4(Picture) Front of home

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



C. Item 5(Picture) Front of home

(6) The roofing surface has exposed nail heads that are showing signs of deterioration. Further deterioration will occur if not corrected. I recommend having a qualified person repair or replace as needed,

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C. Item 6(Picture) Front of home



C. Item 7(Picture) Front of home

(7) There is a satellite dish bracket mounted on roof that is screwed directly through roofing surface. This is not considered to be today's standard. I recommend having a qualified person remove and patch roofing as needed. (The area will need periodic maintenance)



C. Item 8(Picture) Rear of home

(8) The appliance vent is showing signs of corrosion in areas. I recommend a qualified contractor be consulted for further evaluation and repair.

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C. Item 9(Picture) Left side of home



C. Item 10(Picture) Right side of home

(9) The flashing is loose and needs repair. I recommend having a qualified person make repairs as needed.



C. Item 11(Picture) Left side 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: Cellulose

Approximate Average Depth of Insulation: less than 6 inches

Approximate Average Thickness of Vertical Insulation: less than 6 inches

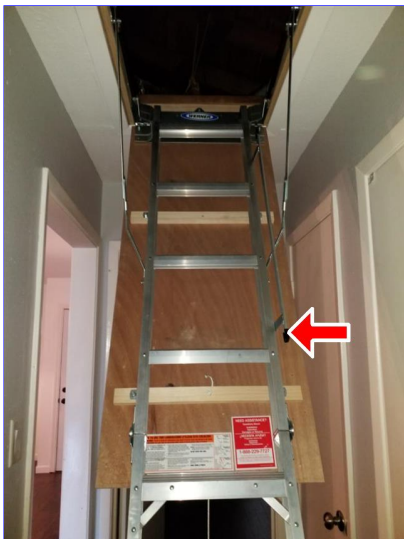
Attic info: Pull Down stairs

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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.



D. Item 1(Picture) Attic stairs

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

E. Walls (Interior and Exterior)

Wall Structure: Wood, Masonry

Comments:

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

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E. Item 1(Picture) Front of home



E. Item 2(Picture) Rear of home



E. Item 3(Picture) Guest bathroom

(2) The siding exterior has caulking that is weathered or missing and some lifted nails. Deterioration can eventually occur if not corrected. A qualified person should repair as needed.

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E. Item 4(Picture) Front of home

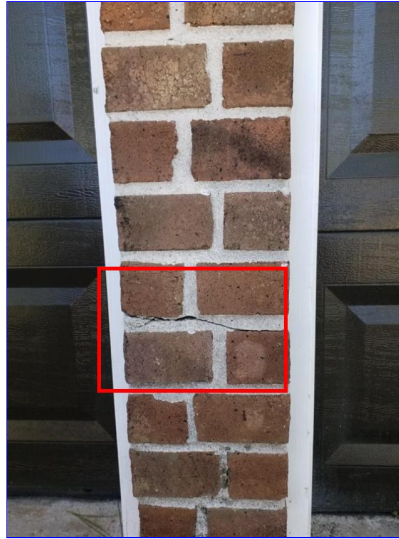
(3) The Brick siding at the exterior has hairline cracks. Deterioration can eventually occur if not corrected. A qualified contractor should inspect and repair as needed.

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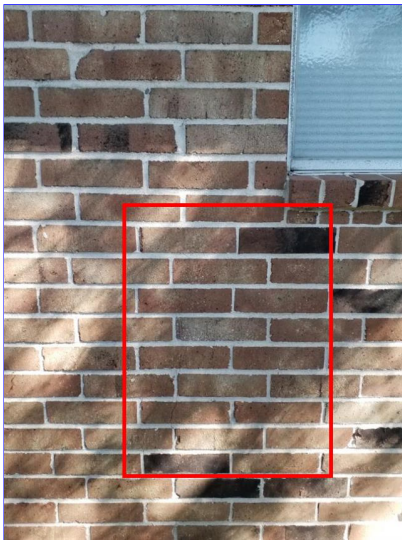
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E. Item 5(Picture) Front left side of home



E. Item 6(Picture) Front of home

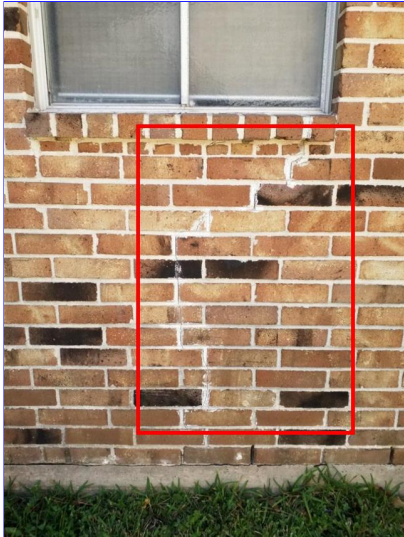


E. Item 7(Picture) Right side of home

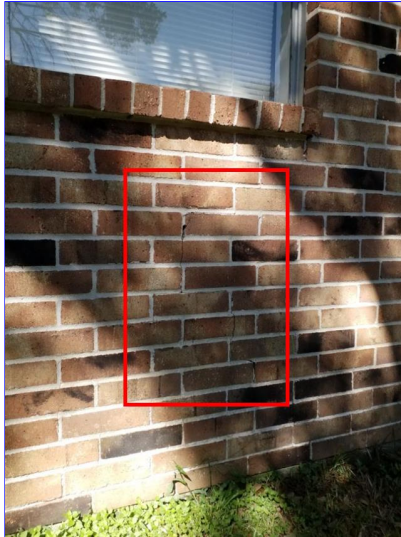
(4) The Brick siding at the exterior has step cracks caused from settlement. Deterioration can eventually occur if not corrected. A qualified contractor should inspect and repair as needed.

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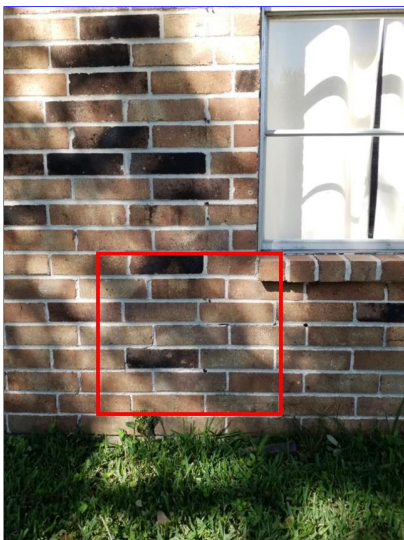
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E. Item 8(Picture) Left side of home



E. Item 9(Picture) Rear of home



E. Item 10(Picture) Rear of home

(5) The drywall on the wall has several hairline cracks in areas. This damage is considered cosmetic. A qualified contractor should inspect and repair as needed.

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E. Item 11(Picture) Guest bedroom, on the left, above the entry door

(6) The Tile surround at bathtub on the wall has several hairline cracks at the master bath. This damage is considered cosmetic. A qualified person should repair or replace as needed.



E. Item 12(Picture) Master bathroom

F. Ceilings and Floors

Floor Structure: Slab
Floor System Insulation: NONE
Ceiling Structure: 2X6
Comments:

(1) The Drywall on the ceiling reveals a light stain which appears from a water leak. Stain appears old in areas. This damage is considered cosmetic. A qualified person should repair or replace as needed.

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F. Item 1(Picture) Garage



F. Item 2(Picture) Master bedroom closet

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



F. Item 3(Picture) Kitchen

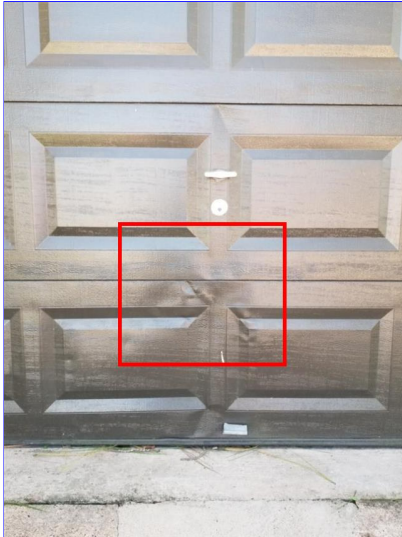
G. Doors (Interior and Exterior)

[Comments:](#)

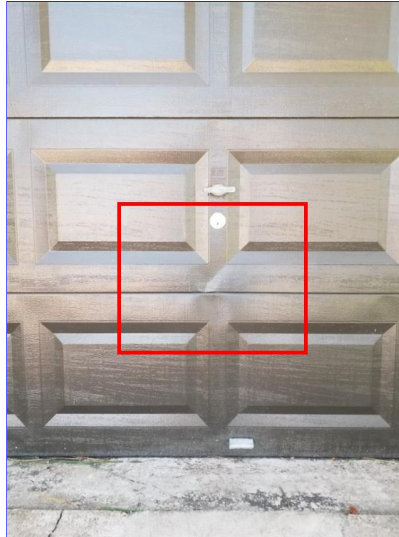
(1) The garage door is bent/damaged in areas. This is cosmetic and is for your information.

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G. Item 1(Picture) Left garage door



G. Item 2(Picture) Right garage door

(2) The side entry door has a pet access door installed. This can cause some heat loss in winter and loss of cool air in summer if not corrected. A qualified contractor should inspect and repair as needed.



G. Item 3(Picture) Right side of home

(3) The side entry door does not shut properly. This is a small repair. A qualified person should repair or replace as needed.

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G. Item 4(Picture) Right side of home

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



G. Item 5(Picture) Interior door to garage

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

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G. Item 6(Picture) Back door



G. Item 7(Picture) Guest bedroom, on the left

(6) The Closet door rubs at top when closing in areas at the Guest Bedroom. This is a small repair. A qualified person should repair or replace as needed.



G. Item 8(Picture) Guest bedroom closet, on the left

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) Left side of home



H. Item 4(Picture) Left side of home

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H. Item 5(Picture) Right side of home



H. Item 6(Picture) Rear of home

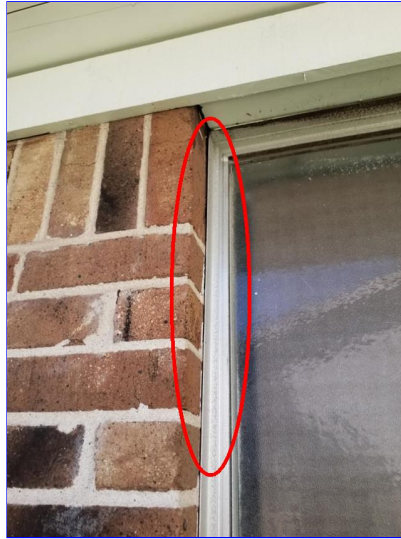
(2) There are window frames that are not properly sealed. This can cause energy loss. I recommend having a qualified person seal and repair as needed,

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H. Item 7(Picture) Left side of home



H. Item 8(Picture) Left side of home



H. Item 9(Picture) Rear of home

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

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H. Item 10(Picture) Rear of home



H. Item 11(Picture) Dining room



H. Item 12(Picture) Master bathroom

(4) Some windows have safety locks installed. This is a hindrance to egress. I recommend a qualified person remove these.

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H. Item 13(Picture) Guest bedroom, on the left



H. Item 14(Picture) Master bedroom

(5) One window is missing lock hardware in areas at the Guest Bedroom. A repair may be needed. A qualified contractor should inspect and repair as needed.



H. Item 15(Picture) Guest bedroom, on the right

I. Stairways (Interior and Exterior)

Comments:

J. Fireplaces and Chimneys

Chimney (exterior): Brick

Operable Fireplaces: One

Types of Fireplaces: Solid Fuel, Conventional

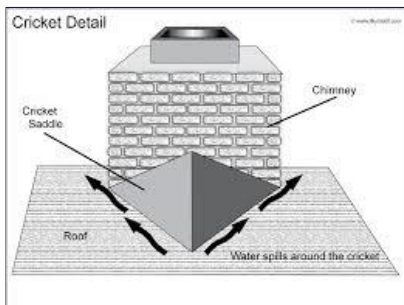
Number of Woodstoves: None

Comments:

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I NI NP D

(1) The chimney does not have the proper cricket installed to divert water properly. This is not considered to be today's standard.



J. Item 1(Picture)



J. Item 2(Picture) Chimney

(2) The mortar crown is deteriorated. I recommend a qualified contractor be consulted for further evaluation and repair.



J. Item 3(Picture) Chimney

(3) The firebrick are loose and missing mortar in areas at the fireplace. I recommend a qualified contractor be consulted for further evaluation and repair.

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J. Item 4(Picture) Fireplace

(4) The firebricks have settlement cracks in areas at the fireplace. I recommend a qualified contractor be consulted for further evaluation and repair.



J. Item 5(Picture) Fireplace

K. Porches, Balconies, Decks and Carports

Comments:

- (1) The weight load capabilities are not part of this inspection.
- (2) The rear patio has settlement cracks. I recommend a qualified person be consulted for further evaluation and repair if needed.

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K. Item 1(Picture) Rear patio

L. Other

Comments:

- (1) Areas of the home have limited access due to furniture or occupants belongings. This is for your information.
- (2) The concrete drive at the front of home is uneven, and can be a tripping hazard. A fall or injury can occur if not corrected. A qualified contractor should inspect and repair as needed.



L. Item 1(Picture) Driveway



L. Item 2(Picture) Driveway

- (3) The concrete walkway at the front of home is uneven, and can be a tripping hazard. A fall or injury can occur if not corrected. A qualified contractor should inspect and repair as needed.

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L. Item 3(Picture) Front of home

(4) The concrete drive at the front of home has settlement cracks. Water can cause further deterioration if not repaired and sealed properly. A qualified person should repair or replace as needed.



L. Item 4(Picture) Driveway



L. Item 5(Picture) Driveway

(5) Evidence of previous water leak under sink. The stain appears old. I recommend having a qualified person repair as needed,

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L. Item 6(Picture) Guest bathroom

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.



Underground service, located rear of home



100 AMP main service panel, located outside, rear of home

A. Service Entrance and Panels

Electrical Service Conductors: Below ground

Panel Capacity: 100 AMP

Panel Type: Circuit breakers

Electric Panel Manufacturer: General Electric

Comments:

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

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A. Item 1(Picture) Main service panel

(2) The electrical panel has branch circuit wires bundled together that are entering the panel through one to two entry points. This is not considered today's standard. It is recommended that each sheathed wire enter the panel independently and be sealed for fire blocking purposes. I recommend having a qualified electrician evaluate and make repairs as needed.



A. Item 2(Picture) Main service panel

(3) Some labels are present, but are illegible or confusing. I recommend correcting for safety reasons.

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Romex

Branch wire 15 and 20 amperage: Copper, Aluminum

Comments:

(1) I recommend checking all smoke detectors for functionality and putting fresh batteries in each unit upon

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I NI NP D

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) Did not trip exterior and garage outlets due to occupants belongings in garage. This is for your information.

(3) 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 1(Picture) Main service panel

(4) Aluminum wire is installed on 120 VAC branch electrical circuits in the subject house. These single strand, branch circuit aluminum wires were used widely in houses during the mid 1960s and 1970s. According to the U.S. Consumer Product Safety Commission, problems due to expansion can cause overheating at connections between the wire and devices (switches and outlets) or at splices, which has resulted in fires. For further information on aluminum wiring contact the U.S. Consumer Product Safety Commission via the Internet at <http://www.cpsc.gov/> . It is recommended that the electrical system be evaluated by a licensed electrical contractor.

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

I NI NP D



B. Item 2(Picture) Main service panel

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



B. Item 3(Picture) Garage

(6) The outlet cover is damaged and needs repair or replace. I recommend having a qualified person make repairs as needed.

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

I NI NP D



B. Item 4(Picture) Living room, left side

(7) At least one is loose in wall in the living room. This is a safety issue that needs to be corrected. A qualified licensed electrical contractor should perform repairs that involve wiring.

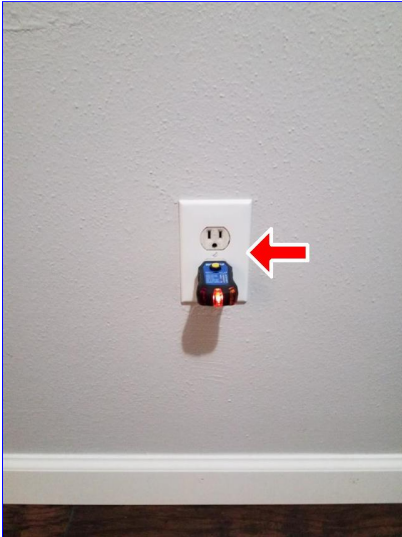


B. Item 5(Picture) Living room, right of the fireplace

(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.

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

I NI NP D



B. Item 6(Picture) Guest bedroom, on the left, left wall

(9) At least one works even when tripped, which is currently not a true GFCI outlet in the guest bath. This is a safety issue that needs to be corrected. A qualified licensed electrical contractor should perform repairs that involve wiring.



B. Item 7(Picture) Guest bathroom



B. Item 8(Picture) Master bathroom

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

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

I NI NP D



B. Item 9(Picture) Guest bedroom closet, on the left



B. Item 10(Picture) Guest bedroom closet, on the right



B. Item 11(Picture) Guest bedroom closet, on the right



B. Item 12(Picture) Master bedroom closet

(11) The electrical wiring in attic was not secured to wood members properly, and was not installed neatly or in 90 degree turns as in standard workmanlike practice. This may indicate that a licensed electrical contractor did not perform the work or did not follow standards (for your information).

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

I NI NP D



B. Item 13(Picture) Attic

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

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

I NI NP D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily operable 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.



HVAC outside condenser



Condenser data plate



Gas furnace

A. Heating Equipment

Type of Systems: Forced Air

Energy Sources: Natural gas

Heat System Brand: Aged, Duncane

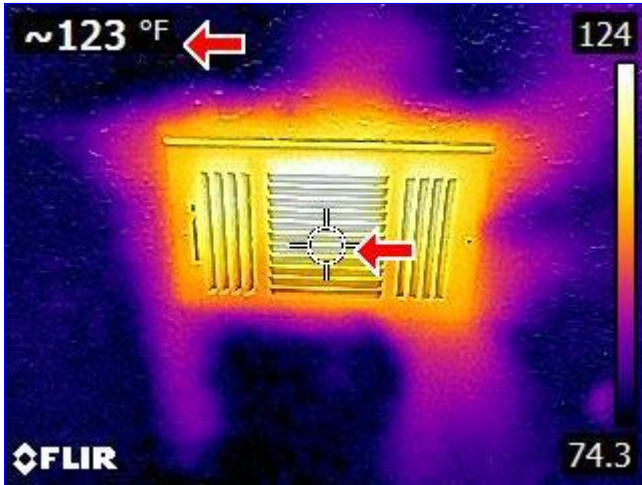
Number of Heat Systems (excluding wood): One

Comments:

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

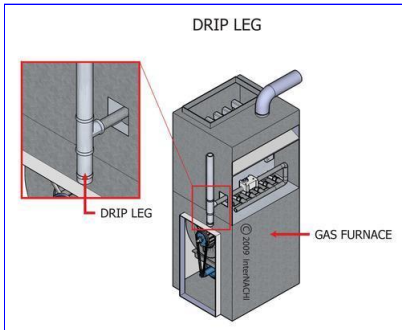
I	NI	NP	D
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- (1) It is recommend to have heating systems serviced annually.
- (2) Tested and working properly at the time of inspection.



A. Item 1(Picture) Supply

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



A. Item 2(Picture) dripleg



A. Item 3(Picture) Gas furnace

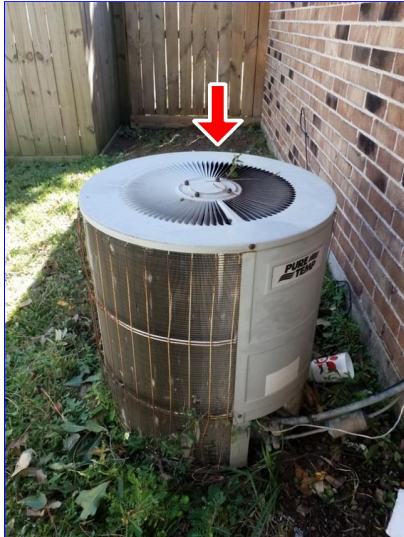
B. Cooling Equipment

Type of Systems: Air conditioner unit
Central Air Manufacturer: Unknown, Aged
Comments:

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

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

I NI NP D



B. Item 1(Picture) Aged unit

(3) The suction line is missing insulation. This could damage the unit and shorten its lifespan. I recommend a licensed HVAC technician be consulted for further evaluation and repair.



B. Item 2(Picture) Missing insulation

(4) The condenser fins are damaged in areas. This could damage the unit and shorten its lifespan. I recommend a licensed HVAC technician be consulted for further evaluation and repair.

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

I NI NP D



B. Item 3(Picture) HVAC condenser



B. Item 4(Picture) HVAC condenser



B. Item 5(Picture) HVAC condenser



B. Item 6(Picture) HVAC condenser

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

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

I NI NP D

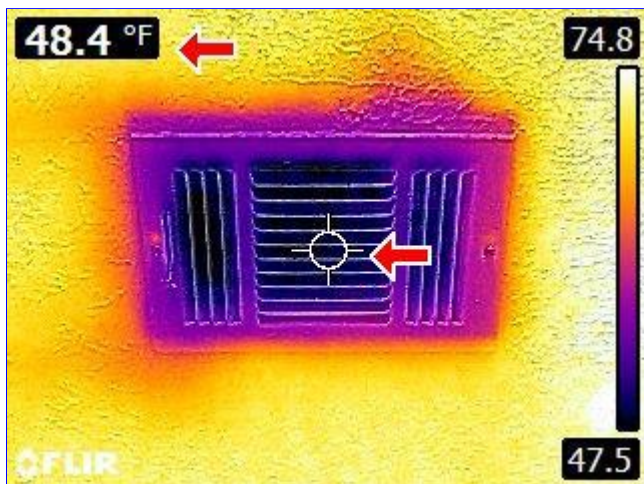


B. Item 7(Picture) Overflow drain pan

(6) The ambient air test was performed by using infrared thermal imaging 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 50 degrees, and the return air temperature was 70 degrees. This indicates the range in temperature drop is normal.

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

I	NI	NP	D
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B. Item 8(Picture) Supply



B. Item 9(Picture) Return

C. Duct Systems, Chases, and Vents

Ductwork: Insulated

Filter Type: Disposable

Filter Size: N/A

Comments:

- (1) I recommend changing all HVAC filters upon move in.
- (2) The vent for the gas water heater does not have proper clearance from combustibles material in areas at the attic. I recommend a HVAC technician be consulted for further evaluation and repair.

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

I NI NP D



C. Item 1(Picture) Vent for gas furnace

(3) The duct piping in the attic is aged and appears to be deteriorated in areas. I recommend a licensed HVAC technician be consulted for further evaluation and repair if needed.



C. Item 2(Picture) Attic



C. Item 3(Picture) Attic

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

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

I NI NP D

IV. PLUMBING SYSTEM

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



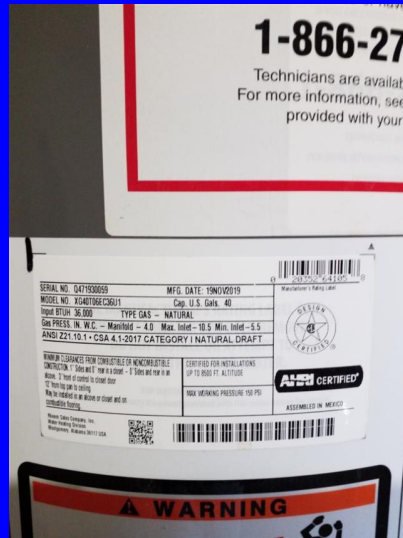
Water main shutoff, located front left side of home



55 PSI



40 gallon gas water heater, located in the garage



Water heater data plate

A. Plumbing Supply Distribution Systems and Fixtures

Location of main water supply valve: Front, Left Side

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

I NI NP D

Static water pressure reading: 55 pounds/square inch

Water Source: Public

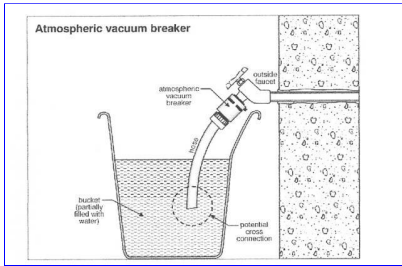
Plumbing Water Supply (into home): Galvanized (old)

Plumbing Water Distribution (inside home): Galvanized

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

Comments:

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



A. Item 1(Picture)



A. Item 2(Picture) Front left side of home



A. Item 3(Picture) Rear of home

(2) The exterior faucet is leaking. 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



A. Item 4(Picture) Rear of home

(3) The toilet does not work properly at the master bath. Repairs are needed A qualified licensed plumber should repair or correct as needed.



A. Item 5(Picture) Master bathroom, runs continuously

(4) Inspector could not locate the water meter at the time of inspection. I recommend consulting with the local water authorities for further information.

B. Drains, Waste, and Vents

Washer Drain Size: 2" Diameter

Plumbing Waste: Cast iron

Comments:

(1) Amateur plumbing repairs were observed in areas. This is not considered today's standard. I recommend a licensed plumber be consulted for further evaluation and repair.

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

I NI NP D



B. Item 1(Picture) Kitchen sink



B. Item 2(Picture) Guest bathroom sink

(2) The drain stopper mechanism does not function properly in areas at the Master bathroom Hydro massage tub. This is for your information.



B. Item 3(Picture) Master bathroom, Hydro massage tub

C. Water Heating Equipment

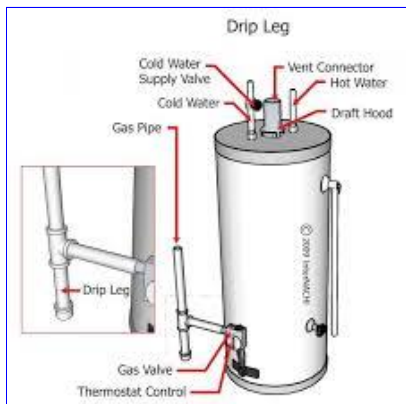
Energy Sources: Gas (quick recovery)
Capacity (Water Heater): 40 Gallon (1-2 people)
Water Heater Manufacturer: Rheem
Water Heater Location: Garage
Comments:

(1) The water heater is installed without the recommended sediment trap or "drip leg" that is designed to

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

I NI NP D

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.



C. Item 1(Picture)



C. Item 2(Picture) Water heater

(2) The water heater is installed without the recommended emergency overflow drain pan. This is not considered to be today's. I recommend having a drain pan installed by a qualified person.



C. Item 3(Picture) Water heater

D. Hydro-Massage Therapy Equipment

Comments:

- (1) The jetted tub is missing access panel. I recommend adding access panel.
- (2) The jet tub did not function at the time of inspection. 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 1(Picture) Hydro massage jet tub, master bathroom

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.

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

I NI NP D

V. APPLIANCES

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



A. Dishwashers

Dishwasher Brand: Frigidaire

Comments:

Tested and working properly at the time of inspection.

B. Food Waste Disposers

Disposer Brand: Badger

Comments:

Tested and working properly at the time of inspection.

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

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C. Range Hood and Exhaust Systems

Exhaust/Range hood: Vented, Unknown Brand

Comments:

Tested and working properly at the time of inspection.

D. Ranges, Cooktops and Ovens

Range/Oven: Samsung

Comments:

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

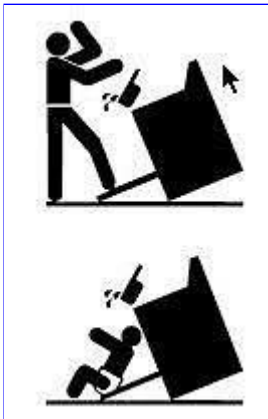


D. Item 1(Picture) Burners work



D. Item 2(Picture) Oven works

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



D. Item 3(Picture) anti tip

E. Microwave Ovens

Built in Microwave: None

Comments:

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

I	NI	NP	D
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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:

I. Other

Comments:

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

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

I NI NP D

VI. OPTIONAL SYSTEMS

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.

(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:

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:

F. Other

Comments:

G. Outdoor Cooking Equipment

Energy Source (outdoor cooking):

Comments: