



Simply The Best!

Inspection Report

Property Address:
3600 Jeanetta St
#2712
Houston TX 77063



HG Home Inspection

**Aaron Tellers 24691
2020 N Loop W Suite 150
Houston, Tx 77018**

PROPERTY INSPECTION REPORT

Prepared For: _____

(Name of Client)

Concerning: 3600 Jeanetta St, #2712, Houston, TX 77063

(Address or Other Identification of Inspected Property)

By: Aaron Tellers 24691 / HG Home Inspection

1/7/2022

(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:

Customer representative

Type of building:

Townhome

Style of Home:

Town home

Approximate age of building:

Over 25 Years

Home Faces:

North

Temperature:

Below 65 (F) = 18 (C)

Weather:

Cloudy

Ground/Soil surface condition:

Dry

Rain in last 3 days:

No

Comments: Set by agent/SS

Referral: Realtor

Rooms:

Utilities On: None

People Present at Inspection: Buyer Agent

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

I NI NP D

I. STRUCTURAL SYSTEMS

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



Roof Surface

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) The foundation is poured on grade with post tension cables and appears to be performing as designed.

B. Grading and Drainage

Comments:

The gutters appear intact but due to the lack of recent rain, I am unable to determine if gutters leak at seams or spills water.

C. Roof Covering Materials

Types of Roof Covering: Architectural

Viewed from: Ground

Extra Info: Drone

Roof Ventilation: Gable vents, Ridge vents

Comments:

- (1) This inspection does not warrant against roof leaks.
- (2) The flashing is not clearly visible and I am unable to verify proper installation and condition. I recommend consulting with a roofing professional to evaluate and make any necessary repairs.
- (3) The lowest eave of the roof line of the home is not accessible using a 17 foot ladder (the tallest ladder that can be safely moved and or climbed solo). All efforts were made to safely inspect the roofing surface

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

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

using binoculars, and or aerial photography equipment. This limited the inspection to areas that were safely accessible and or visible at the time of inspection.

D. Roof Structures and Attics

Method used to observe attic: Inaccessible

Roof Structure: Not visible

Attic Insulation: Unknown

Comments:

There was no attic access on for this home.

E. Walls (Interior and Exterior)

Wall Structure: Wood

Comments:

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

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

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



E. Item 1 (Picture) Under kitchen sink



E. Item 2 (Picture) Under kitchen sink

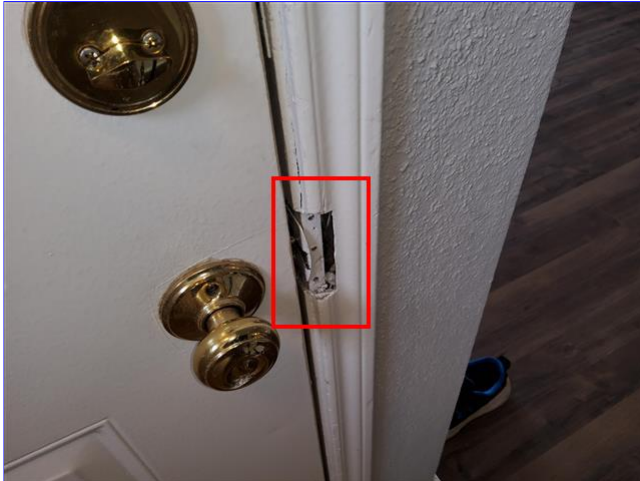


E. Item 3 (Picture) Balcony

(2) Interior trim is damaged or peeling paint in areas. This is a cosmetic issue. I recommend repair as desired.

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

I NI NP D



E. Item 4 (Picture) Main entry door



E. Item 5 (Picture) Trim installed unprofessionally throughout

(3) The drywall is damaged in areas of the home. While this damage is cosmetic, it needs to be repaired. A qualified person should repair or replace as needed.

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

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

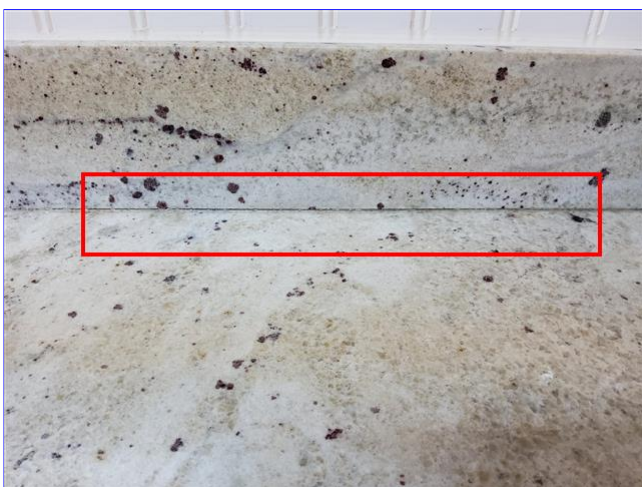


E. Item 6 (Picture) Main entry window



E. Item 7 (Picture) Main entry window

(4) Kitchen back splash is not properly sealed at the counter top. I recommend repairs as needed.



E. Item 8 (Picture)

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

I NI NP D

(5) The Tile surround at bathtub on the wall has been caulked instead of applying grout where obvious at the hall bath. This damage is considered cosmetic. A qualified person should repair or replace as needed.



E. Item 9 (Picture)

(6) In the bathroom, there is tile that is cracked and signs of grout beginning to deteriorate. I recommend a qualified person evaluate and repair.

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

I NI NP D



E. Item 10 (Picture)



E. Item 11 (Picture)

(7) Siding appears to be in contact with the roof shingles. This can lead to siding deterioration at an accelerated rate. I recommend a qualified person evaluate and correct.



E. Item 12 (Picture)

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

I NI NP D

(8) 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.



E. Item 13 (Picture) Balcony area



E. Item 14 (Picture) Above main entry

(9) The stucco at the front of the home is discolored. I am unable to determine if any damage was present. From my vantage point, it appears to be cosmetic. I recommend paint as desired.

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

I NI NP D



E. Item 15 (Picture)

F. Ceilings and Floors

Floor Structure: Not visible

Floor System Insulation: NONE

Ceiling Structure: Not visible

Comments:

(1) The tile flooring is cracked/damaged. This damage is considered cosmetic. I recommend repair as desired.

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

I NI NP D



F. Item 1 (Picture) Main entry landing



F. Item 2 (Picture)

(2) At the storage space, signs of water damage were visible and appears to have damage in areas of ceiling and walls. I used a moisture meter in this area and found a moisture reading of 0%. I am not able to determine if the area is still susceptible to further water intrusion. I recommend a qualified person evaluate and repair as needed.

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

I NI NP D



F. Item 3 (Picture)



F. Item 4 (Picture)

(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.

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

I NI NP D



F. Item 5 (Picture) Store area on balcony

(4) The tile flooring is not installed properly. This is considered cosmetic. I recommend repair as desired.



F. Item 6 (Picture) Gaps between flooring and cabinets

(5) The home is located on the second floor. Some minor variation in flooring elevation was observed. Minor deflection is expected on the second floor unit that is not in contact with the foundation. The flooring structure appears to be performing as intended.

G. Doors (Interior and Exterior)

Comments:

(1) The interior door does not shut and latch properly. This is a maintenance issue and is for your information. A qualified contractor should inspect and repair as needed.

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

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



G. Item 1 (Picture) Main entry door.

(2) The weather-stripping at the doors that lead to the balcony were painted over. This caused the door to be painted to the door jamb. I recommend a qualified person evaluate and repair.



G. Item 2 (Picture)



G. Item 3 (Picture)

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

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

(3) The covered patio does not shut properly and is delaminated.. This is a maintenance issue and is for your information. A qualified person should repair or replace as needed.



G. Item 4 (Picture)

(4) The door that leads to the balcony does not latch easily. I could not easily get the bottom latch to properly lock. I recommend a qualified person evaluate and repair.



G. Item 5 (Picture)

H. Windows

Comments:

(1) 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,

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

I NI NP D



H. Item 1 (Picture) Kitchen window



H. Item 2 (Picture) Kitchen window



H. Item 3 (Picture)

(2) 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.

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

I NI NP D



H. Item 4 (Picture)

(3) Window does not have proper clearance from flooring in upstairs bedroom. A fall or injury could occur. This is for your information.



H. Item 5 (Picture)

(4) The windows in the master bedroom do not lock properly. One window is missing a lock, others don't line up properly with the latch. In addition to this, the landing area for the window is showing signs of deterioration. I recommend a qualified person evaluate and repair.

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

I NI NP D



H. Item 6 (Picture)



H. Item 7 (Picture)



H. Item 8 (Picture)

(5) In the master bedroom, the blinds are not installed properly and can fall when opening. I recommend a qualified person evaluate and repair.

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

I NI NP D



H. Item 9 (Picture)

I. Stairways (Interior and Exterior)

[Comments:](#)

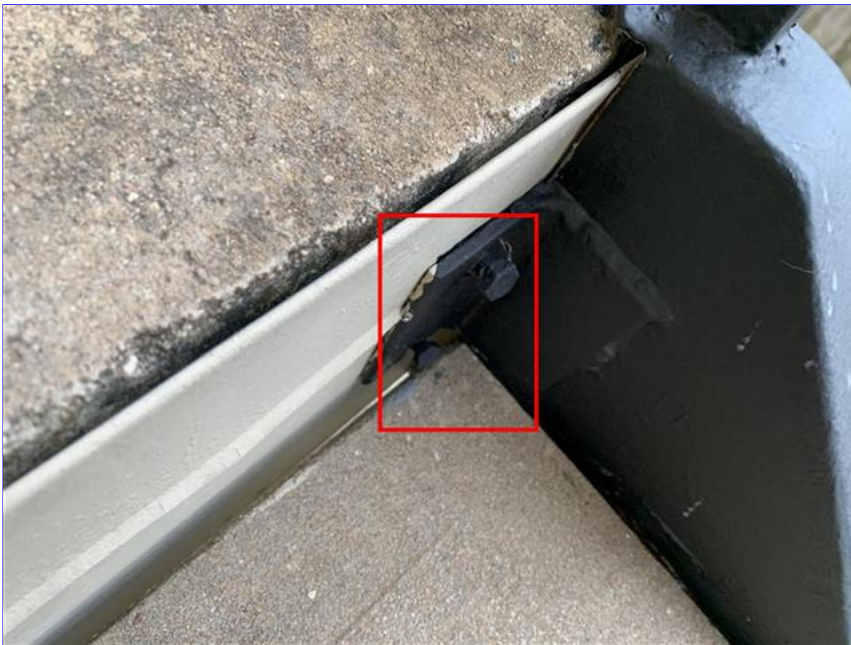
(1) Bolts on the stairwell are not flush and appear to be mixing required washers. Over time, the bolts can become loose, which can lead to a safety issue. I recommend a qualified person evaluate and repair as needed.

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

I NI NP D



I. Item 1 (Picture)

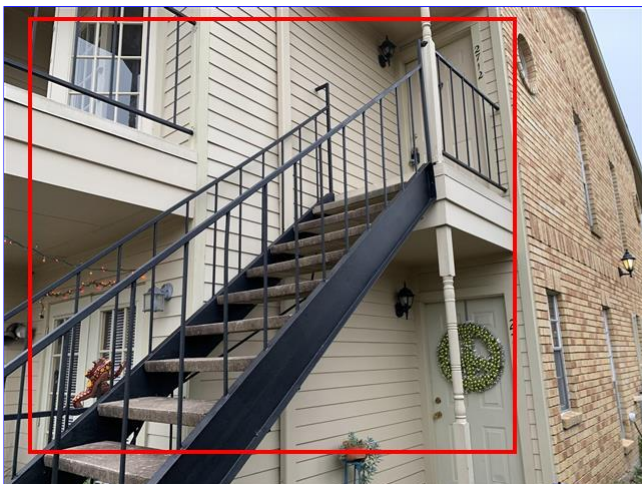


I. Item 2 (Picture)

(2) The guard rail has spacing of greater than 4", and at the bottom is deteriorated and no longer in contact with the base. This is a potential safety issue. I recommend a qualified person evaluate and repair.

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

I NI NP D



I. Item 3 (Picture)



I. Item 4 (Picture)

J. Fireplaces and Chimneys

Chimney (exterior): EIFS/Stucco

Operable Fireplaces: One

Types of Fireplaces: Solid Fuel

Number of Woodstoves: None

Comments:

(1) The fireplace was not tested, nor was the firebox inspected. The firebox was completely full of logs and limited the view of the area. I recommend a qualified person properly clean, inspect and repair as needed.

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

I NI NP D



J. Item 1 (Picture)



J. Item 2 (Picture)

(2) The damper appears to have signs of rust, however, it did open and close easily. The spark arrestor(screen) was present and moved easily as well. I recommend a qualified person evaluate and repair prior to use. The rain cap shows some minor signs of rust as well.

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

I NI NP D



J. Item 3 (Picture)

K. Porches, Balconies, Decks and Carports

[Comments:](#)

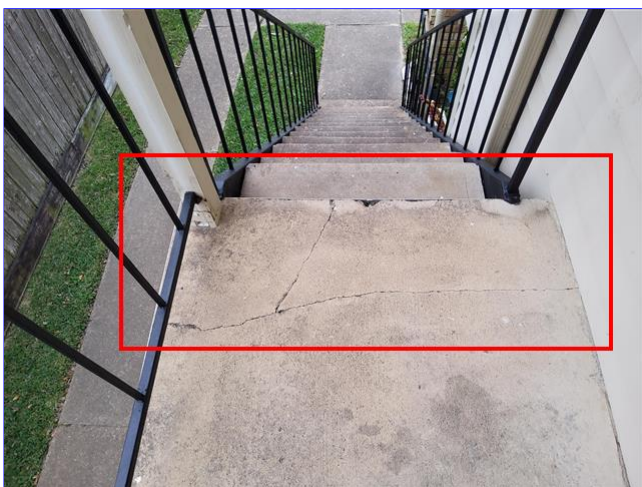
- (1) The weight load capabilities are not part of this inspection.
- (2) The cement flooring has cracks throughout. It appears prior repair has been made. If deterioration continues, further repair may be needed.

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

I NI NP D



K. Item 1 (Picture)



K. Item 2 (Picture)

(3) The handrail is loose, it appears that the bolt securing the railing is backing out. I recommend a qualified person make repairs to help reduce the potential of fall hazard.

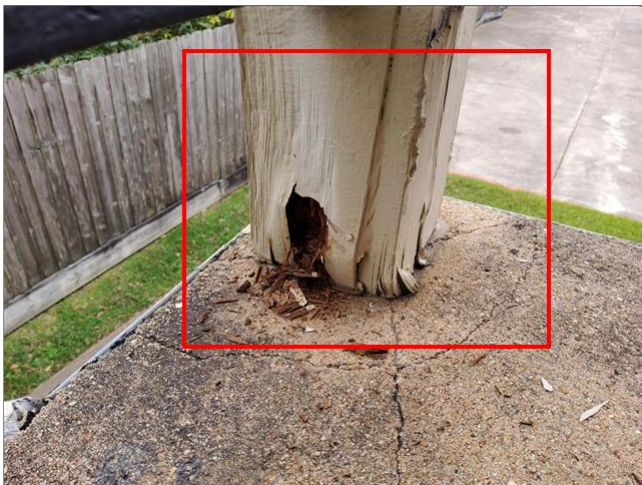


K. Item 3 (Picture)

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

I NI NP D

(4) The column at the balcony, that supports the railing is deteriorating. This is a potential safety issue. I recommend a qualified person evaluate and repair.



K. Item 4 (Picture)

L. Other

[Comments:](#)

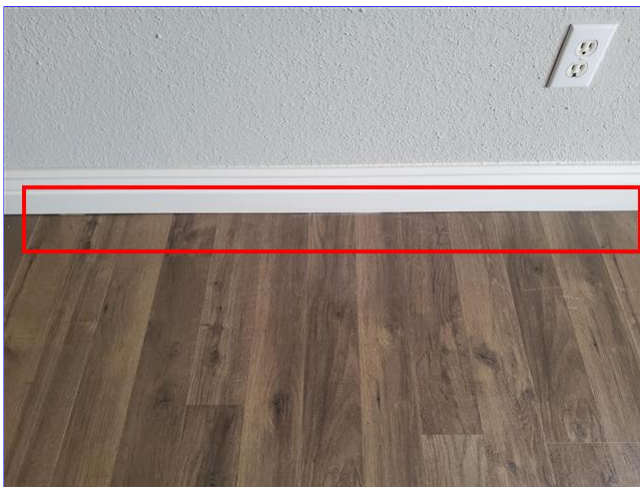
Areas of the home have caulking or grout missing or damaged. Deterioration could occur if not corrected. I recommend having a qualified contractor inspect and make repairs as needed.

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

I NI NP D



L. Item 1 (Picture) Kitchen counter



L. Item 2 (Picture) Living room

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

I NI NP D



L. Item 3 (Picture) Kitchen cabinets



L. Item 4 (Picture) Living 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.

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

I NI NP D

II. ELECTRICAL SYSTEMS

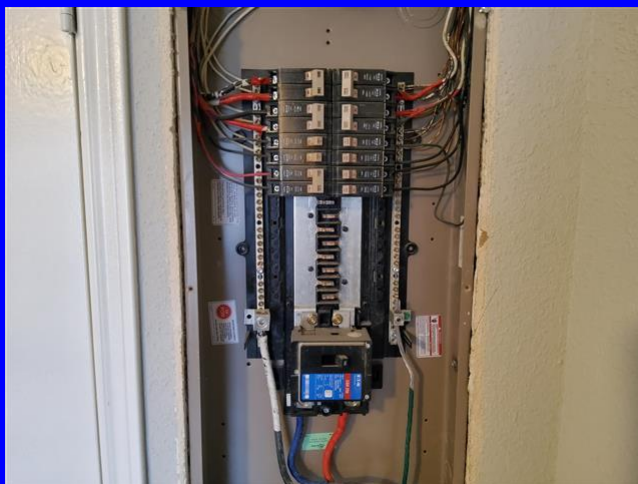
The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities 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.

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

I NI NP D



Eaton /Cutler Hammer service panel with 100 amp service



Unable to determine which main disconnect and electric meter are for the unit.

A. Service Entrance and Panels

Electrical Service Conductors: Aluminum

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

I NI NP D

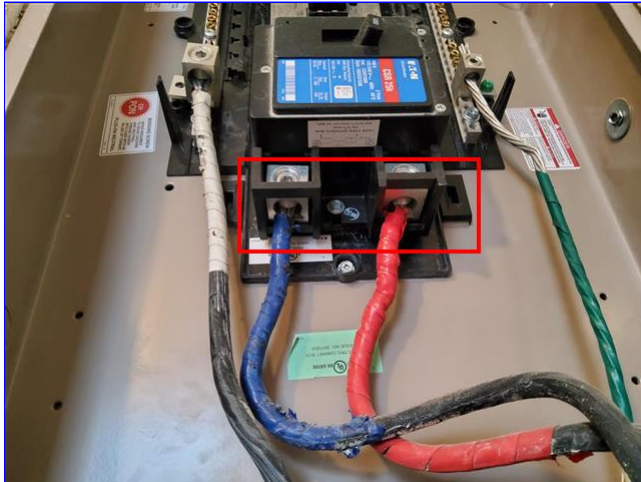
Panel Capacity: 100 AMP

Panel Type: Circuit breakers

Electric Panel Manufacturer: Cutler Hammer

Comments:

(1) There is no antioxidant on aluminum conductors feeding panel. This is not considered to be today's standard. I recommend having a qualified electrician evaluate make repairs as needed.



A. Item 1 (Picture)

(2) The service panel door did not latch properly. This can provide easy access to the circuit breakers for children. I recommend a qualified person evaluate and repair.



A. Item 2 (Picture)

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)

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

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

(2) 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.

(3) At the storage space on the balcony, the light fixture was not tested. Exposed wiring revealed where a light switch is to be, and the light bulb was missing. I recommend a licensed electrician evaluate and repair. Exposed wiring is a potential safety issue.



B. Item 1 (Picture)



B. Item 2 (Picture)

(4) At least one loose in wall in the kitchen. Electrical issues are considered a hazard until repaired. An injury could occur if not repaired. A qualified licensed electrical contractor should perform repairs that involve wiring.

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

I NI NP D



B. Item 3 (Picture)

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



B. Item 4 (Picture) Laundry Room

(6) A three prong outlet for dryer is present in laundry room. This is not considered today's standard. Today's standard requires a four prong outlet be installed. I recommend having a qualified electrician to inspect and make repairs as needed.

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

I NI NP D



B. Item 5 (Picture)

(7) The ceiling fan "wobbles" in the master bedroom and in the dining room. This is for your information. Some fans that wobble cannot be corrected without replacement. A qualified licensed electrical contractor should perform repairs that involve wiring.



B. Item 6 (Picture)

(8) The light at the main entry did not work. I recommend changing the bulb, if the sockets still does not function, I recommend having a licensed electrician repair.

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

I NI NP D



B. Item 7 (Picture)

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

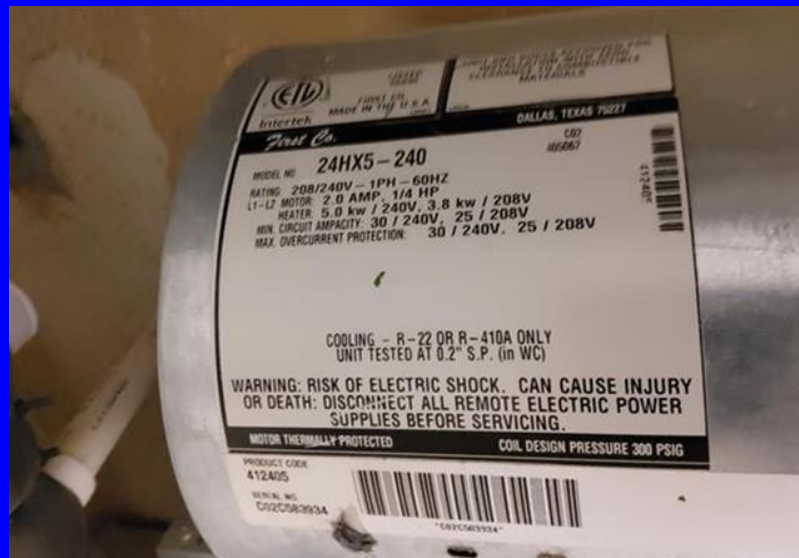
I NI NP D

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 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.



Air Handler



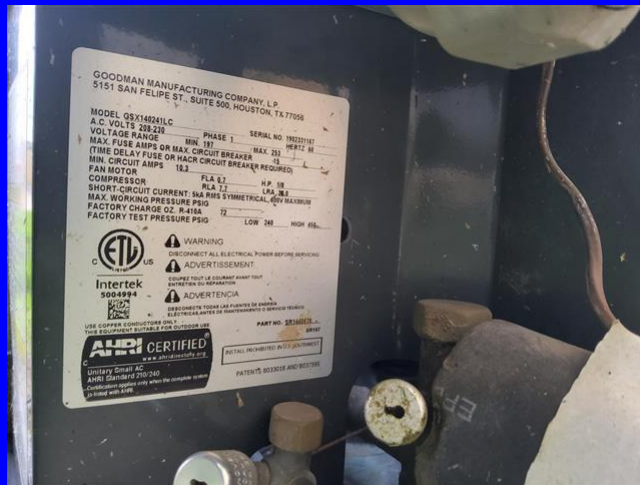
Air Handler Data Plate

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

I NI NP D



AC unit



AC Data Plate

A. Heating Equipment

Type of Systems: Forced Air

Energy Sources: Electric

Heat System Brand: Unknown

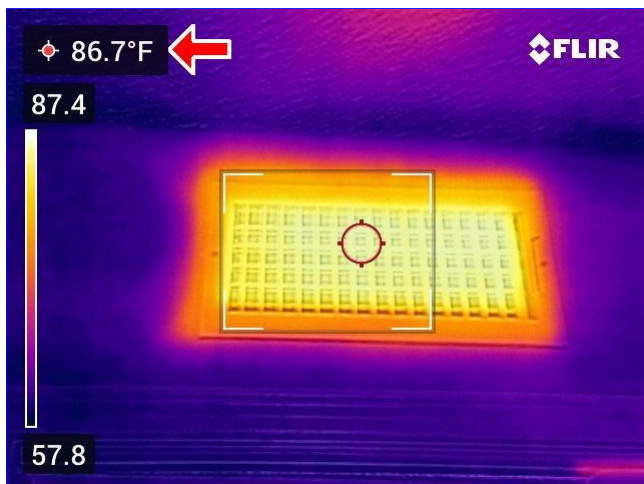
Number of Heat Systems (excluding wood): One

Comments:

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

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

I NI NP D



A. Item 1 (Picture)

B. Cooling Equipment

Type of Systems: Air conditioner unit

Central Air Manufacturer: Unknown

Comments:

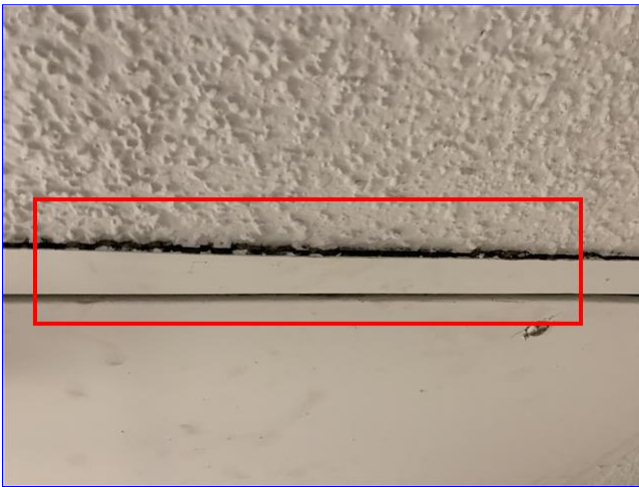
- (1) It is recommended to have HVAC systems serviced annually.
- (2) The air handler cover was difficult to properly. When trying to get the latches to catch, the bottom left would not lock. The frame would flex. I recommend a qualified person evaluate and repair.

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

I NI NP D



B. Item 1 (Picture)



B. Item 2 (Picture) frame flex away from ceiling

(3) The A/C was not tested for proper operation due to the outside air temperature is 60 degrees or less. We did not inspect this unit(s).

C. Duct Systems, Chases, and Vents

Ductwork: Insulated

Filter Type: Disposable

Filter Size: N/A

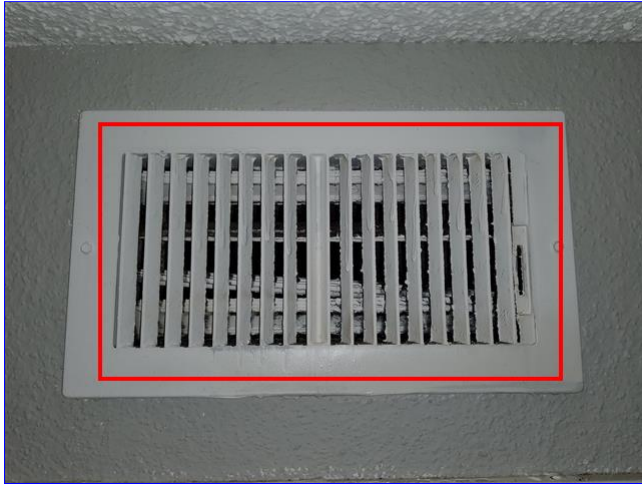
Comments:

(1) I recommend changing all HVAC filters upon move in.

(2) The register in the front bedroom is damaged and may not perform as intended. I recommend a qualified person evaluate and repair.

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

I NI NP D



C. Item 1 (Picture)

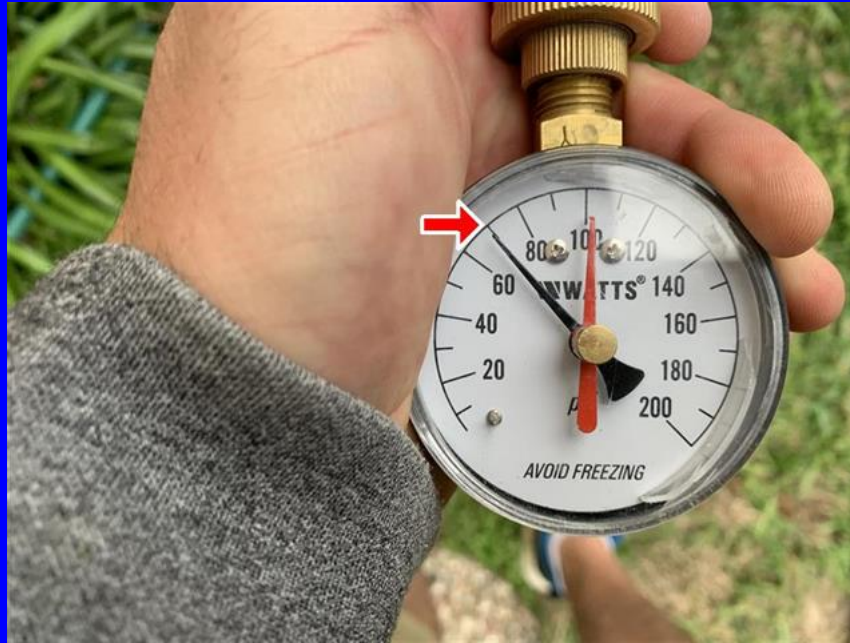
The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and 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.



70 psi

A. Plumbing Supply Distribution Systems and Fixtures

Location of main water supply valve: Unknown (cannot locate)

Static water pressure reading: 70 psi

Water Source: Public

Plumbing Water Supply (into home): Not visible

Plumbing Water Distribution (inside home): Copper

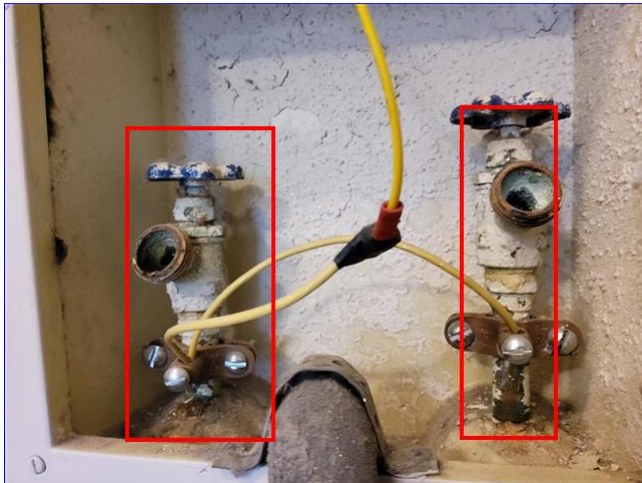
Water Filters: None, (We do not inspect filtration systems)

Comments:

(1) There are signs of paint over spray and corrosion on the fixtures in areas of the home. I recommend a qualified person evaluate and repair.

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

I NI NP D



A. Item 1 (Picture) Laundry Room

(2) The shower arm is loose in wall at the hall bath. Repairs are needed This is not considered up to today's standard. A qualified licensed plumber should repair or correct as needed.



A. Item 2 (Picture)

(3) When testing the tub spout, it shot off the pipe due to being improperly installed. The shower was not tested due to this. I recommend a licensed plumber evaluate and repair.

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

I NI NP D



A. Item 3 (Picture)

(4) The shower arm, control knob and tub spout are not properly sealed. I recommend a qualified person evaluate and repair.

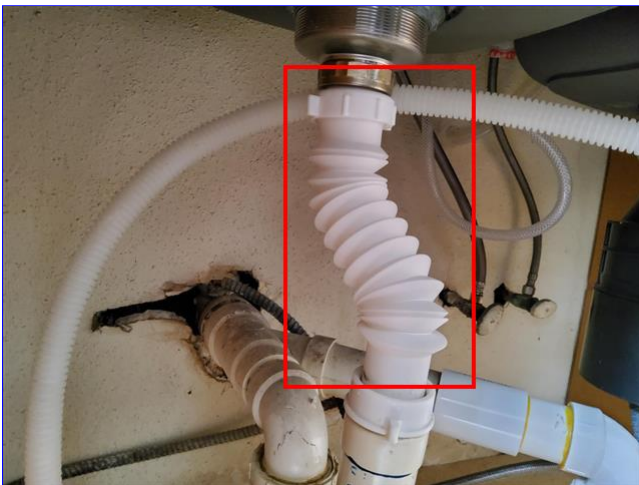
B. Drains, Waste, and Vents

Washer Drain Size: 1 1/2" Diameter (undersized)

Plumbing Waste: PVC

Comments:

(1) The kitchen drain is utilizing flexible piping, this is an improper repair. Flexible piping is known to lead to slow drains and clogging issues over time. At the time of inspection the drain was performing as intended. I recommend repair as desired.



B. Item 1 (Picture)

(2) The bath sink stopper mechanism is not working properly. I recommend repairs as needed.

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

I NI NP D



B. Item 2 (Picture)

C. Water Heating Equipment

Energy Sources: None (Boiler only)

Capacity (Water Heater): Unknown

Water Heater Manufacturer: Unknown

Water Heater Location: No Water heater

Comments:

I did not locate a water heater in the unit, it is likely that management oversees a boiler room (Which i did not locate). Hot water was present in the home. I recommend verifying that HOA is over water.

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.

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.



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

I NI NP D

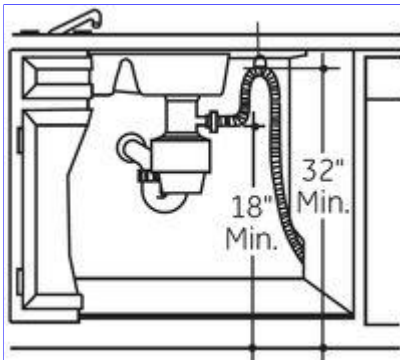


A. Dishwashers

Dishwasher Brand: Frigidaire

Comments:

(1) The dishwasher drain hose did not perform a loop to create a trap under sink. I recommend repair as necessary.



A. Item 1 (Picture)

(2) The dishwasher had power during the inspection, however, I did not run a cycle due to the water line not being connected. I recommend a qualified person evaluate and repair.

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

I NI NP D



A. Item 2 (Picture)

B. Food Waste Disposers

Disposer Brand: Badger

Comments:

Tested and working properly at the time of inspection.

C. Range Hood and Exhaust Systems

Exhaust/Range hood: Broan

Comments:

The kitchen vent hood does not vent to the outdoors. This is not considered to be today's standard.



C. Item 1 (Picture) Vent discharges directly into cabinet.

D. Ranges, Cooktops and Ovens

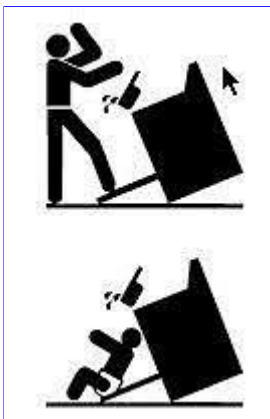
Range/Oven: General Electric

Comments:

(1) 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.

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

I NI NP D



D. Item 1 (Picture) anti tip

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



D. Item 2 (Picture) Stove top tested



D. Item 3 (Picture) Oven tested to 350 degrees

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

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

E. Microwave Ovens

Built in Microwave: None

[Comments:](#)

F. Mechanical Exhaust Vents and Bathroom Heaters

[Comments:](#)

Tested and working properly at the time of inspection.

G. Garage Door Operator(s)

[Comments:](#)

H. Dryer Exhaust Systems

[Comments:](#)

(1) The dryer vent piping is long and vertical which can trap lint at elbow. Vent pipes should be cleaned regularly if they are longer than normal (10 feet or more) or vented vertically. I recommend repair as needed.

(2) The dryer vent is full of lint. I recommend a qualified person properly clean prior to use.



H. Item 1 (Picture)

I. Other

[Comments:](#)

Base cabinetry in hall bath is damaged. This is a cosmetic issue for your information. I recommend repair or replace as necessary.

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

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



I. Item 1 (Picture)

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

[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)

[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

[Comments:](#)

F. Other

[Comments:](#)

G. Outdoor Cooking Equipment

[Comments:](#)