



HITE TECH INSPECTIONS

(832) 477-0367

hite@hitetechinspections.com

<https://www.hitetechinspections.com>



TEXAS REI 7-5

8507 Hatton St
Houston, TX 77025



Inspector

Michael Rasco
TREC License #24232
(832) 547-8825

michael@hitetechinspections.com



Agent

Kimi Cook
EXP Realty
(713) 927-7074

kimitherealtor@gmail.com



PROPERTY INSPECTION REPORT

Prepared For: Dusty Bolton Kimi Cook
(Name of Clients)

Concerning: 8507 Hatton St, Houston, TX 77025
(Address or Other Identification of Inspected Property)

By: Michael Rasco - TREC License #24232 01/17/2022 1:00 pm
(Name and License Number of Inspector) (Date)

David Hite, License #22989
(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 standards 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. This 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 seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for and by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. 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.

(<http://www.trec.texas.gov>)

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

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

In Attendance: None

Weather Conditions: Clear

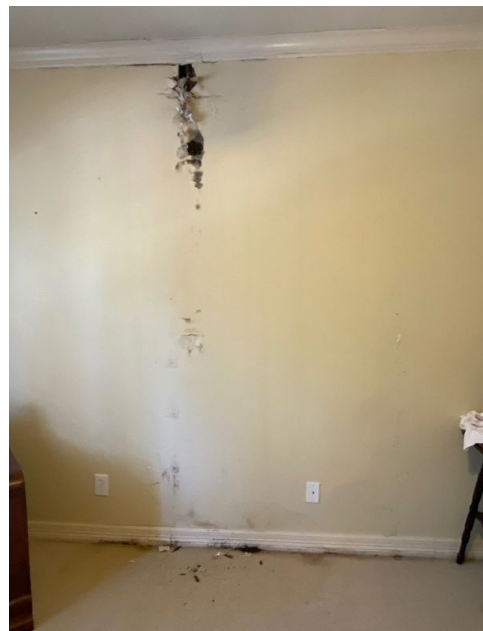
Temperature (approximate): 64 Fahrenheit (F)

Occupancy: Furnished, Vacant

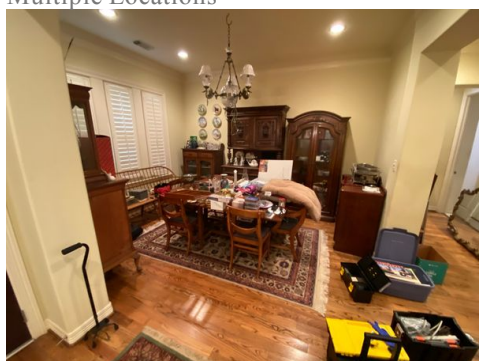
Signs of possible mold :

Bio growth was observed in the home. A mold inspector should be consulted for testing.

Stairwell and adjacent bedroom, garage



The structure is occupied and has a large amount of personal belongings being stored:
Personal belongings can block items from being seen, and therefore will limit the scope of the inspection.
Multiple Locations



General Disclaimers

All open penetrations into a home should be sealed to protect from water and pest intrusions.

An inspection does not determine the advisability or inadvisability of the purchase of the property.

An inspection does not determine the insurability of the property.

An inspection does not determine the life expectancy of the property or any components or system therein.

An inspection does not determine the market value of the property or its marketability.

An inspection does not include items not permanently installed.

An inspection is not technically exhaustive.

An inspection does not deal with aesthetic concerns or what could be deemed matters of taste, cosmetic defects, etc.

An inspection will not determine the suitability of the property for any use.

An inspection will not identify concealed or latent defects.

Arc fault breakers will not be tested when the home is occupied to avoid damaging any electrical equipment plugged into the affected outlets.

If the home uses well and septic you should have the system evaluated by a licensed professional.

In a humid climate, houses where the AC is not functioning can develop issues with moisture build up in walls and ceilings. This can lead to bio growth that requires expensive remediation. If an AC unit is left inoperable for an extended period of time, a mold test should be conducted to ensure that mold has not developed as a result of high moisture levels. Bio growth can affect the health of occupants.

Mechanical and electrical systems can fail unexpectedly. Therefore, this report deals only with the condition of such systems at the time of the inspection, and is not to be considered a guarantee or warranty as to future performance.

Seasonal changes such as wind-driven rain, ice, and humidity may bring some defects to light that were not noted during your home inspection. Basements and attics that were dry at the time of the inspection can be damp or leak in later weeks or months.

Some items or areas may not be inspected if they are blocked by furniture or stored items.

The condition of the property may change after the date of inspection due to many factors such as weather, moisture, leaks, actions taken by the owner or others, and the passage of time. This report reflects the condition of the property at the time of the inspection.

The inspector is not required to move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

The inspection is limited to visible and accessible components and areas.

The inspection is performed in good faith and is a 'snapshot in time'; it does NOT constitute a prediction that the home will perform adequately in the future.

The water heaters TPR valve will not be operated, because of the possibility of damaging the valve itself or components of the home.

This inspection is being conducted in accordance with Texas Standards of Practice guidelines.

This is not a code compliance inspection. The local municipality should be contacted for any questions or concerns in relation to local building code.

When the temperature is above 70 degrees furnaces cannot be adequately tested, and when the temperature is below 60 AC units cannot be adequately tested. The inspector has looked at the components and tested them as fully as possible. No assertions are being made as to the correct functionality when these conditions exist and no warranty is made as to its functionality.

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

I	NI	NP	D
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I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Slab on Grade

The foundation is performing :

The foundation is performing within an acceptable range without the need of under pinning or further evaluation. it is always important to monitor the foundation for future movement.

Estimates should be obtained on all items needing repair before the option period ends to avoid unexpected repair expenses after closing:

Only visual items can be inspected, hidden items within wall and behind objects as well as latent defects cannot be discovered and are not part of this inspection.

1: No evidence of termites

 Maintenance Item

No evidence of termites were discovered, monitoring on a monthly basis is suggested in order to discover activity in the future. If activity is suspected, call a qualified termite treatment company to inspect.

B. Grading and Drainage

1: Negative Grading

 Recommendation

Front landscaping

Grading is sloping towards the home in some areas. This could lead to water intrusion and foundation issues. Recommend qualified landscaper or foundation contractor regrade so water flows away from home.

[Here is a helpful article](#) discussing negative grading.

Recommendation: Contact a qualified landscaping contractor



Front of home, slopes towards the foundation in the landscaping

C. Roof Covering Materials

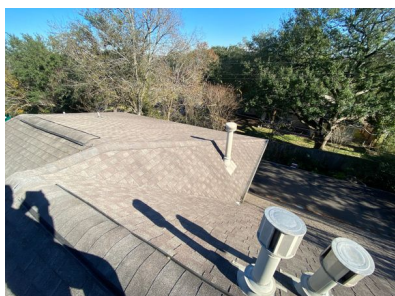
Types of Roof Covering: Asphalt

Viewed From: Ground, Roof, Ladder -

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The perspective from which the roof is viewed limits the scope of the inspection. For example, when the roof can only be viewed from the ground some parts of the roof may not be visible, where as when the roof can be walked on the whole roof can be observed.



1: Damaged Coverings

🚫 Recommendation

Multiple Locations

Roof coverings exhibited general damage that could affect performance. Recommend a qualified roofer evaluate and repair.

Recommendation: Contact a qualified roofing professional.



2: Exposed Nails

🚫 Recommendation

Multiple Locations

Under-driven or exposed nails were found in one or more roof coverings. Recommend a qualified roofer evaluate and correct. Unsealed nails will rust and create gaps where water can gain access to components that come become water damaged.

Recommendation: Contact a qualified roofing professional.

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3: Flashing missing

🔴 Recommendation

Flashing is designed to protect items that would sustain water damage if allowed to come into contact with moisture. It is usually installed in valleys, along edges of the siding and roof, and around any protrusions in the roofing material. Without flashing properly installed, support components can become damaged and the possibility of water intrusion inside the home is increased.

Recommendation: Contact a qualified professional.



Kick out flashing would help to prevent the water from running down the wall and promote it to drain into the gutter

4: Furnace/Water Heater exhaust vent is too short or uses improper cover

⚠️ Safety items

Furnace exhaust vents are required to be 3 feet from any surface, and water heaters 2 feet from any surface on the roof to the vent opening. They also must use the appropriate vent cover. This is to help exhaust products draft, and protect materials from being exposed to the high temperatures that can result in shorting of the lifespan of the materials and possibly lead to a fire.

Recommendation: Contact a qualified professional.

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5: Granular loss

🚩 Recommendation

Multiple Locations

Shingles lose granules as they age. Granules provide UV protection for shingles. Once the granules erode away the sun is able to deteriorate the asphalt and shortens the life of the roofing material.

Recommendation: Contact a qualified roofing professional.



6: Improper repair

🚩 Recommendation

Improper repairs will lead to leakage and damage to underlying components. A qualified roofer should access and repair correctly.

Recommendation: Contact a qualified professional.



7: Plants touching the roof covering

🚩 Recommendation

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

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Plants will cause premature aging of roofing material due to abrasion and holding water on the surface of the roof. They should be trimmed to a length of 3 ft from the roof surface.

Recommendation: Contact a qualified professional.



Right side of house

8: PVC is not painted

🔧 Maintenance Item

PVC will deteriorate when exposed to sunlight, which will shorten the lifespan of the material. PVC should be painted or covered to avoid damage.

Recommendation: Contact a handyman or DIY project



9: Raised shingles

🔴 Recommendation

When shingles become raised they do not shed water properly and can lead to water penetration.

Recommendation: Contact a qualified professional.

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- D. Roof Structures & Attics**
Approximate Average Depth of Insulation: 5 Inches



Viewed From: Attic

- E. Walls (Interior and Exterior)**
Stucco inspection recommended:
Stucco inspection will determine if the stucco is holding water behind the siding.

1: Evidence of previous water intrusion

🚫 Recommendation

These places had evidence of previous moisture, but were dry at the time of the inspection. They can change with the weather and should be monitored for further change. If further changes occur have moisture source identified, and corrected.

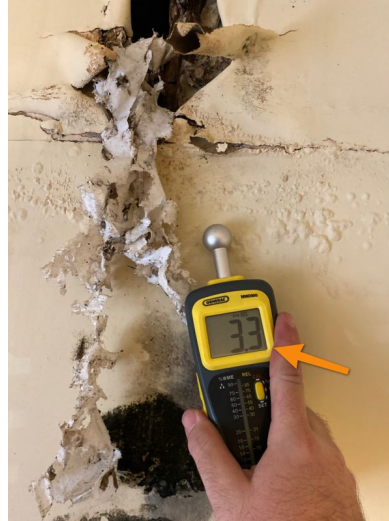
Recommendation: Contact a qualified professional.

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2nd Floor Bedroom



2nd Floor Bedroom, no current moisture intrusion

2: Cracks in stucco

🚫 Recommendation

Multiple Locations

Minor cracking was observed in wall structure. This is common in homes this age. Stucco should be monitored for cracking, and sealed when cracking is discovered. Water can penetrate stucco through cracks and cause damage to interior support structural components.

Recommendation: Recommended DIY Project



Above garage

3: Evidence of Water Intrusion

🚫 Recommendation

Multiple Locations

Wall structure showed signs of water intrusion, which could lead to more serious structural damage. Recommend a qualified contractor identify source of moisture and remedy.

Recommendation: Contact a qualified professional.

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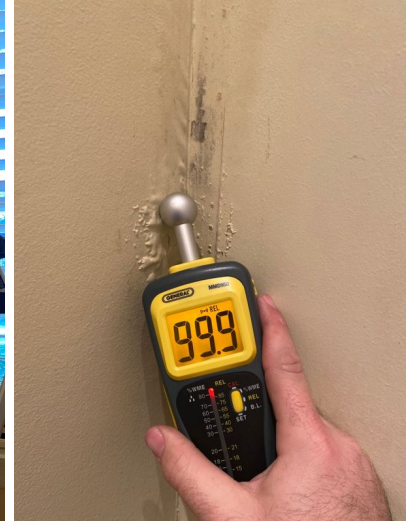
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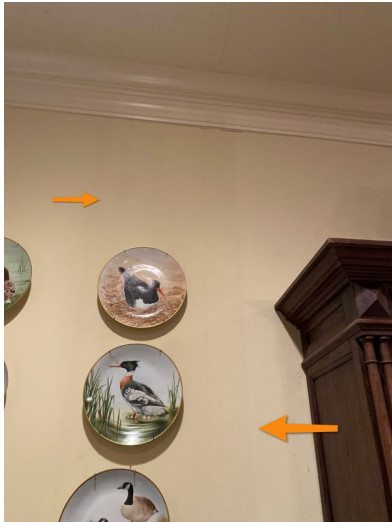
Left side of house



Stairwell



Stairwell



Dining Room



Dining Room

4: Plants in contact with structure

[Maintenance Item](#)

Plants hold moisture against the siding causing deterioration to accelerate.

Recommendation: Contact a handyman or DIY project

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5: Siding or trim is damaged or deteriorated

➔ Recommendation

Damaged or deteriorated siding and trim can allow access to water and insects into the home. Have damaged or deteriorated areas replaced.

Recommendation: Contact a qualified siding specialist.



Front of home



Front of home

6: Studs are bowing, damaged, or missing

➔ Recommendation

Damaged, bowed, or missing studs indicates inadequate support in the area. Additional supports should be added to properly support the structure.

Recommendation: Contact a qualified professional.

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

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2nd Floor Bedroom

7: Drainage gaps are missing in stucco

🚫 Recommendation

Multiple Locations

The gap at the bottom of stucco walls located above the weep screed or above openings serve as drainage, if this is blocked water cannot drain from behind the wall and could cause water damage leading to expensive repairs.

Recommendation: Contact a qualified professional.



8: Stains on stucco

🚫 Recommendation

Multiple Locations

Stains on stucco can be an indication of moisture behind the siding.

Recommendation: Contact a stucco repair contractor



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F. Ceilings and Floors

1: Wallboard is damaged or cracked

➔ Recommendation

Normally this is cosmetic and only requires repairs to make the area attractive.

Recommendation: Contact a qualified general contractor.



2nd Floor Closet

2: Wallboard is separating at tape joints

➔ Recommendation

Multiple Locations

Wallboard tape joints separate from stresses on the wall such as temperature fluctuations, which causes wallboard to expand and contract, use of low quality mud and tape, and poor installation of mud and tape, which can result in weak joints that separate easily from settling that **every building experiences**. If the separations continue to occur it could indicate moisture intrusion or movement, and should be evaluated further.

Recommendation: Contact a qualified drywall contractor.

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G. Doors (Interior and Exterior)

H. Windows

Window is obstructed :

Objects in front of the window are blocking access to the window not allowing for it to be tested.

Multiple Locations



1: Caulking/sealant is deteriorated or missing

 Maintenance Item

Multiple Locations

Caulking/sealant keep water and pests from entering the home.

Recommendation: Contact a handyman or DIY project

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2: Window missing hardware

🚫 Recommendation

With missing hardware it may be difficult to open the window

Recommendation: Contact a qualified professional.



Kitchen, missing handles to crank window open

I. Stairways (Interior and Exterior)

J. Fireplaces and Chimneys

1: Gas fire place not working

🚫 Recommendation

After multiple attempts the fireplace did not ignite

There are multiple reasons the gas fire place does not work. A qualified technician should determine malfunction and repair.

Recommendation: Contact a qualified professional.

K. Porches, Balconies, Decks, and Carports

1: Heaving/Settling in the driveway, porch, or walkway

🚫 Recommendation

Settled or heaved cement will cause separation that creates a tripping hazard because of the uneven surface. It can also make the surface rough when driving on it.

Recommendation: Contact a qualified concrete contractor.

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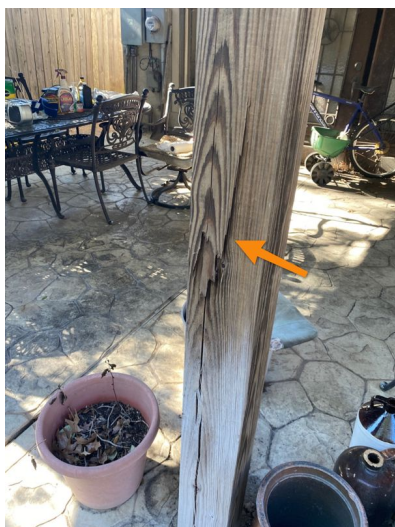


2: Unstable or damaged support

➔ Recommendation

The support appears unstable or damaged. This could cause a safety hazard and further deterioration. Recommend qualified contractor evaluate and repair.

Recommendation: Contact a qualified professional.



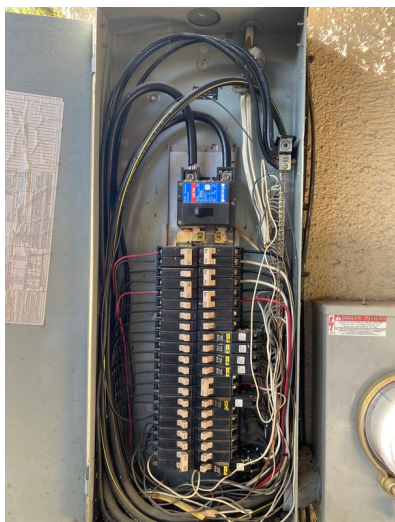
Back porch

II. ELECTRICAL SYSTEMS

- A. Service Entrance and Panels**
Service Size : 200

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Estimates should be obtained on all items needing repair before the option period ends to avoid unexpected repair expenses after closing.:

Only visual items can be inspected, hidden items within wall and behind objects as well as latent defects cannot be discovered and are not part of this inspection.

1: AFCI/GFCI not installed or not working properly

▲Safety items

Arc fault circuit interrupters are required to be installed in living areas. AFCIs are devices installed in breakers that flip if there is arcing in the wiring of the electrical system, which prevents the arcing from causing a fire.

Recommendation: Contact a qualified electrical contractor.

2: Anti-oxidant paste missing from service conductors

●Recommendation

Anti-oxidant paste keeps the aluminum service conductors from oxidizing and moving in their terminals, which is known to cause arcing.

Recommendation: Contact a qualified electrical contractor.



3: Double lugging

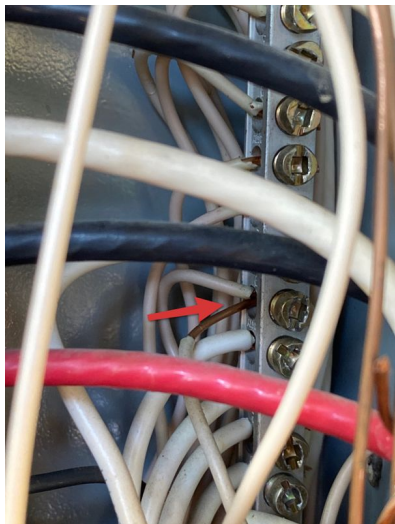
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▲Safety items

Double lugging is not allowed inside the panel unless the breaker is clearly marked for double use. Double lugging is never allowed on the neutrals on the grounding bar as it may not allow improper connectivity for the wiring to the system.

Recommendation: Contact a qualified professional.



4: Improper mounting screws used

🔴Recommendation

Screws used for electrical panels need to have a flat dull end entering the electrical panel so they do not damage wires when installed.

Recommendation: Contact a handyman or DIY project



5: Missing screws

▲Safety items

Screws keep the dead front securely tightened., panel front on, and keep the panel secured properly. The dead front is meant to seal off the front of the panel to prevent access to the wiring.

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Recommendation: Contact a qualified professional.



6: Two grounding rods are required for current code

▲Safety items

http://lightningsafety.com/nlsi_lhm/25ohms-clarification-from-NFPA-70.html

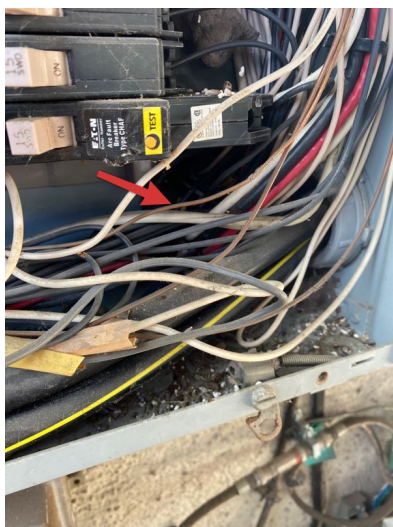
Recommendation: Contact a qualified professional.

7: Wires are coming in from a single entrance

▲Safety items

Wires are now required to be spread out to disperse the heat they create.

Recommendation: Contact a qualified electrical contractor.



8: Wires are not color coded

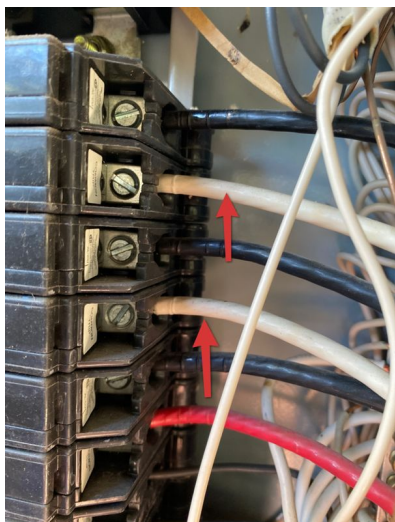
▲Safety items

Without correct color coding, wiring could be installed incorrectly and wires could be misidentified as grounds or neutrals instead of hot wires.

Recommendation: Contact a qualified professional.

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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

1: Conduit is loose, missing, or damaged

▲Safety items

The conduit is meant to protect the wire from becoming damaged and posing a hazard.

Recommendation: Contact a qualified professional.



Behind condenser



Under breaker box

2: Cover plates missing

▲Safety items

One or more receptacles are missing a cover plates. This causes a shock risk. Recommend installation of plates.

Recommendation: Contact a qualified electrical contractor.

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

I	NI	NP	D
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Attic

3: Exposed bulbs needs cages to protect from breakage.

🚫 Recommendation

Attic

Bulbs that are exposed and could come into contact with people should have cages on them to avoid breakage which could lead to injury.

Recommendation: Contact a qualified professional.



4: GFCI plug does not trip and/or reset

⚠️ Safety items

GFCIs protect individuals from electrocution, by flipping when electricity changes paths.

Recommendation: Contact a qualified professional.

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I	NI	NP	D
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5: Light Inoperable

🚫 Recommendation

One or more lights are not operating. Test the light by replacing the light bulb. Exterior lights may be on photocells, if this is the case have the owner send a picture of the light functioning.

Recommendation: Contact a qualified electrical contractor.



Entryway

6: Lights on the exterior are not sealed

🚫 Recommendation

Sealing the lights where they meet the siding keeps water and pests out of the electrical components and interior structure.

Recommendation: Contact a qualified professional.

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I	NI	NP	D
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7: Missing GFCI protection where required

▲Safety items

Exterior, garage, parts of Kitchen

No GFCI protection. Recommend licensed electrician upgrade by installing ground fault receptacles. [Here is a link](#) to read about how GFCI receptacles keep you safe.

Required on all dryers, ranges, ovens or similar appliances. Bathrooms, Garages and Accessory Buildings, Outdoors, Crawl Spaces, Basements, Kitchens, Sinks, Boathouses, Bathtubs and Shower Stalls, Laundry Areas, Indoor Damp and Wet Locations.

Recommendation: Contact a qualified electrical contractor.



8: Outlets and switches need weatherproof cover on the exterior

▲Safety items

Multiple Locations

Without a proper weatherproof cover the outlet will be exposed to the elements.

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For more information <https://www.lowes.com/pl/Electrical-box-covers-Electrical-boxes-covers-Electrical/4294653953>

Recommendation: Contact a qualified electrical contractor.

9: Smoke detectors are missing

▲Safety items

2nd Floor

Smoke detectors alert occupants to evacuate the building in a fire emergency.

Recommendation: Contact a qualified professional.



10: Smoke detector is beeping indicating need for a battery change.

▲Safety items

Recommendation: Recommended DIY Project

III. HEATING, VENTILATION & AIR CONDITIONING SYSTEMS

A. Heating Equipment

Working:



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

I	NI	NP	D
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1st Floor

1st Floor

2nd Floor



2nd Floor

Energy Sources: Natural Gas

Type of Systems: Forced Air

Estimates should be obtained on all items needing repair before the option period ends to avoid unexpected repair expenses after closing.:

Only visual items can be inspected, hidden items within wall and behind objects as well as latent defects cannot be discovered and are not part of this inspection.

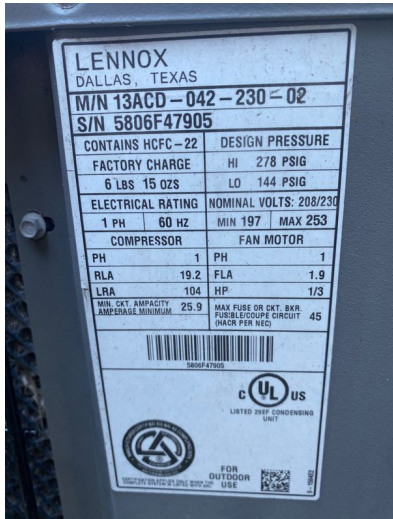
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B. Cooling Equipment

Manufacturer data plate:

Instructions on how to determine age and size of the unit.

<https://comfortmonster.com/knowledge-center/identify-system-make-model-size-age-typethere-many-different-system-types-well-focus-systems-make-90-commonly-installed-today-iden/>



Type of Systems: Central Air Conditioner
AC condenser max breaker rating: 45, 35 - amps

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

I	NI	NP	D
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Unit uses R22 refrigerant:

R22 refrigerant is scheduled to cease production in 2020. This will make refrigerant very expensive and components may not be able to be repaired or replaced in the future because of a lack of availability. If purchaser is buying a home warranty, Research should be done to make sure that warranty company covers R22 refrigerant.

For more information https://www.epa.gov/sites/production/files/2015-07/documents/phasing_out_hcfc_refrigerants_to_protect_the_ozone_layer.pdf

Working:

Differentials between return and output should be a minimum of 15°

1st Floor



1st Floor



1st Floor

1: Drain pan has evidence of previous moisture

➔ Recommendation

Monitor for moisture in the drain pan, and call an HVAC professional if moisture is discovered.

Recommendation: Contact a qualified professional.



2: Insulation Missing or Damaged

➔ Recommendation

Missing or damaged insulation on refrigerant line can cause energy loss and condensation.

Recommendation: Contact a qualified HVAC professional.

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

I	NI	NP	D
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3: Register did not produce sufficient differentials to properly cool the house

🔴 Recommendation

2nd Floor

The air conditioner was running but did not produce air within the 14+ degree range needed to cool the home at all registers. Recommend licensed HVAC contractor evaluate.

Recommendation: Contact a qualified HVAC professional.



2nd Floor



2nd Floor

4: Solar cover missing on insulation

🔧 Maintenance Item

Solar covers prevent the sun from deteriorating the insulation which makes the insulation last longer.

Recommendation: Contact a qualified professional.

C. Duct System, Chases, and Vents

Ducts inside walls, sub floors, and inaccessible parts of the attic are excluded from the inspection:

Only the parts of the ducts that can be seen are included in the inspection. The interior condition of the ducts cannot be observed for damage or biogrowth and should be inspected by a HVAC company if the purchaser wants to know about the ducts in areas that are not observable.

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

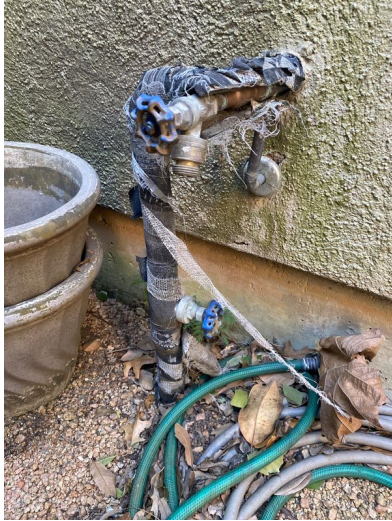
I	NI	NP	D
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IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems, and Fixtures

Location of Main Water Supply Valve : Exterior of Home

Left side of home



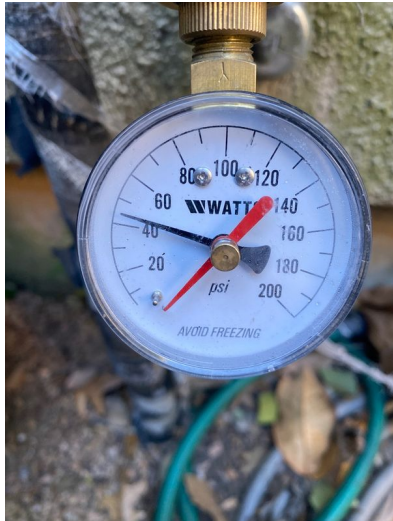
Location of Water Meter: Exterior of Home



Static Water Pressure Reading: 45

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

I	NI	NP	D
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Estimates should be obtained on all items needing repair before the option period ends to avoid unexpected repair expenses after closing.:

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1: Caulking is missing or deteriorated

🔧 Maintenance Item

Caulking, while inexpensive is an important part of the home. Caulking around plumbing fixtures and at joints protects finishes and structural members from water damage.

Recommendation: Contact a handyman or DIY project



Master Bathroom

2: Entrance into home is not sealed

🚫 Recommendation

Seal to keep water and pests out.

Recommendation: Contact a handyman or DIY project

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

I	NI	NP	D
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Left side of home

3: Faucet or handle is loose

🚫 Recommendation

Master Bathroom

Loose handles will strip connections and require replacement if not tightened. This will require replacement of the unit. Check all faucets and tighten handles to assure correct function. Loose faucets can leak and will not function correctly.

Recommendation: Contact a qualified plumbing contractor.



4: Anti-siphon device for sprinkler system needs to be supported.

🚫 Recommendation

Left unsupported, the anti-siphon device could be impacted and caused pipes to break or leak

Recommendation: Contact a handyman or DIY project

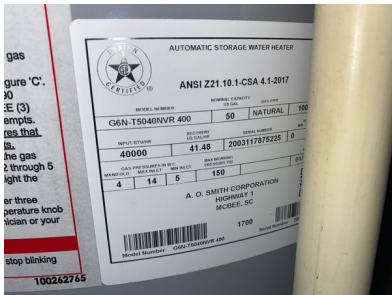
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B. Drains, Wastes, & Vents

C. Water Heating Equipment
Capacity: 50 Gallons
Manufacturers data plate :



Energy Sources: Natural Gas

1: Previous moisture in drain pan
➔ Recommendation

Monitor the drain pan for future moisture, and consult a licensed plumber if water appears.

Recommendation: Contact a qualified plumbing contractor.

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

I	NI	NP	D
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2: Light can be seen where vent penetrates the roof jack

🚫 Recommendation

Roof jack should be sealed to not allow water or insects inside home

Recommendation: Contact a qualified professional.



D. Hydro-Massage Therapy Equipment

1: No access to spa equipment

🚫 Recommendation

The spa equipment cannot be observed or replaced without an access.

Recommendation: Contact a qualified professional.

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

I	NI	NP	D
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2: Not working

🚫 Recommendation

Recommendation: Contact a qualified professional.

V. APPLIANCES

- A. Dishwashers**

Manufacturer data plate :



Estimates should be obtained on all items needing repair before the option period ends to avoid unexpected repair expenses after closing.:

Only visual items can be inspected, hidden items within wall and behind objects as well as latent defects cannot be discovered and are not part of this inspection.

- B. Food Waste Disposers**

Working:

- C. Range Hood and Exhaust Systems**

Working :

- D. Ranges, Cooktops, and Ovens**

Manufactures data plate:



Working:

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

I	NI	NP	D
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1: Burner Not Working

🔴 Recommendation

One or more heating elements did not heat up or heat up fully when turned on. Recommend qualified professional evaluate & repair.

Recommendation: Contact a qualified appliance repair professional.



Back right burner did not ignite on its own

2: Range or cooktop not fastened

🔴 Recommendation

Range or cooktop was not fastened. This poses a safety hazard to children. Recommend a qualified contractor secure range or cooktop so it can't tip.

Recommendation: Contact a qualified handyman.

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

I	NI	NP	D
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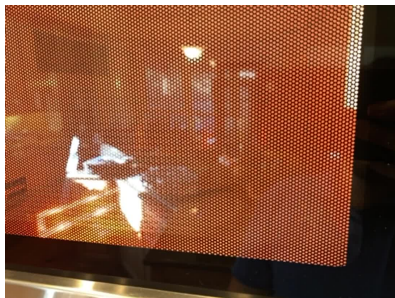


E. Microwave Ovens

Manufacturer data plate :



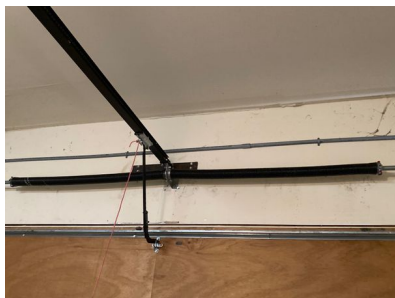
Working :



F. Mechanical Exhaust Vents and Bathroom Heaters

G. Garage Door Operators

Working:



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

I	NI	NP	D
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1: Auto reverse sensor is mounted too high

▲Safety items

Auto reverse sensors should be mounted no more than 6 inches off the ground this protects small children and pets from the overhead door.

Recommendation: Contact a qualified garage door contractor.



H. Dryer Exhaust Systems

Dryer vent inside walls cannot be inspected for continuous connection:

Dryer vents are inspected at every location that can be seen. Dryers themselves are not part of the inspection. We can only inspect the parts of the vent that can be seen visually. If the vent has been marked as having lint build up, it should be cleaned by a professional, who will be able to determine if the duct is continuous.