



Inspection Report

Lee and Amy Rieber

Property Address:
2064 Brookmont Dr
Conroe TX 77303



rie01132021

AK Inspection Services/AK Termite and Pest Control

**Derrick McMullen 7117
25899 Pine Oak Dr
Hockley, TX 77447
713-870-9801
TPCL 733321 TREC 7117**

PROPERTY INSPECTION REPORT

Prepared For: Lee and Amy Rieber
(Name of Client)

Concerning: 2064 Brookmont Dr, Conroe, TX 77303
(Address or Other Identification of Inspected Property)

By: Derrick McMullen 7117 / AK Inspection Services/AK Termite and Pest Control
1/13/2021
(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:

This inspection does not include any type of testing of carbon monoxide, mold, radon, asbestos, lead, EIFS, Chinese Drywall, or any other material that is not specifically mentioned in this report. The presence of CSST gas piping may not be determined and proper bonding of the gas lines, appliances, equipment, etc., may not be determined, each due to the lack of accessibility to the gas piping in finished or unfinished construction. It is recommended that an electrician be contacted to determine if proper bonding has been provided.

The inspector's liability under this property inspection report shall be strictly limited to the amount of the fee paid by the client to this firm or to this inspector for this inspection.

The inspection may be limited due to the presence of personal belongings.

Inspection of rodent activity and/or fecal matter that may be associated with rodents or other animals is not included in TREC inspection.

All deficiencies are not photographed and the photographs are representative of some of the deficiencies noted in the report. The photos provided are meant to enhance the report and should not be used solely to fully understand the deficiencies.

The age of the condenser units and water heaters is determined via information provided on product labels and/or "buildingcenter.org". The ages provided in the report are not guaranteed. The ages of the systems/components should be independently verified.

This is not a code inspection, however, some references to codes and standards may be provided to enhance the report or to provide additional information for clarity and all code violations will not be noted. Some items noted in the report may refer to a code issue, while others may refer to manufacturer's instructions or safety items.

Fences are not inspected unless specifically addressed in the report. Fences are not covered under TREC SOP's and there are no standards to follow.

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

I NI NP D

I. STRUCTURAL SYSTEMS


A. Foundation (Floor coverings may limit the inspection of the foundation)

Type of Foundation(s): Poured concrete

Comments:

(1) The Texas Real Estate Commission's Standards of Practice (Rule §535.227) defines Functioning as performing in an expected or required manner; carrying out the design purpose or intended operation of a part, system, component or member. In this inspector's opinion, the foundation was functional and without immediate need of remediation at the time of this inspection.

Note that observed evidence of movement may be perceived differently by a Buyer or Inspector at the time of re-sell. You have the option of having this foundation further inspected by a licensed structural engineer. His report may serve as a baseline against future observations of movement. Otherwise, you are accepting this foundation on an as is basis and may find repairs necessary in the future.

 (2) Maintenance: Spalling found within 12" of the foundation's corners may occur because of bonds between the brick and brick ledge and differential thermal movement. Spalling was noted at self-evident corners. This damage did not appear structurally significant and was not in need of repair at the time of this inspection. (other than possibly sealing the cracks) Item 1(Picture)



A. Item 1(Picture)

B. Grading and Drainage

Comments:

Information: R401.3 Surface drainage shall be diverted to a storm sewer conveyance or other approved point of collection that does not create a hazard. Lots shall be graded to drain surface water away from foundation walls. The grade shall fall a minimum of 6 inches (152 mm) within the first 10 feet (3048 mm). Exception: Where lot line, walls, slopes or other physical barriers prohibit 6 inches of fall within 10 feet, drains or swales shall be constructed to ensure drainage away from the structure. Impervious surfaces within 10 feet of the building foundation shall be sloped a minimum of 2 percent away from the building.

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Where gutters have been provided, the downspouts should direct water away from the structure a minimum of 5 ft. Where gutters are not provided, it is recommended that gutters and downspouts be installed to direct water away from the structure a minimum of 5 ft. If gutters were not installed or were partially installed, it is recommended that gutters be provided around the entire perimeter of the roof.

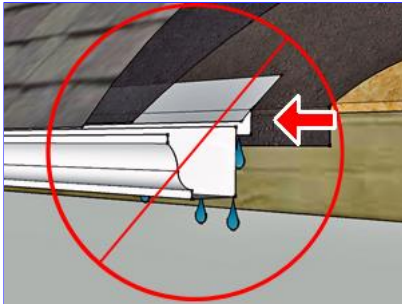
C. Roof Covering Materials

Types of Roof Covering: Composition Shingle

Viewed from: Walked roof

Comments:

 (1) The gutters have been improperly installed in respect to the edge flashing. The edge flashing material should overlap the edge of the gutter to prevent water from draining behind the gutter. (per shingle manufacturers) Item 1(Picture) Item 2(Picture)



C. Item 1(Picture)



C. Item 2(Picture)

(2) The shingle manufacturer was not determined. Deficiencies noted with regards to manufacturer's installation instructions are general and may not apply to every manufacturer, but have been found to be consistent with most.

D. Roof Structures and Attic

Viewed from: Walked, Portions of the attic were not visible nor accessible due to space restraints and/or conditions considered to be unsafe, Work platform

Approximate Average Depth of Insulation: 13 inches

Comments:

E. Walls (Interior & Exterior)

Comments:

The flashing material has not been installed or has not been properly installed at the windows and/or doors that are equipped with lintels. The flashing material should be installed above the lintel. This is a common deficiency noted during an inspection. Note that we were not able to evaluate the window or door wraps behind the masonry which may be intended to serve as flashing. While technically deficient we make no recommendation for repair.

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The integrity of the arches and/or arcs in the brick veneer was not determined. It is recommended that a lintel be installed to provide support for the brick veneer.

F. Ceilings and Floors (floor coverings are not inspected)

[Comments:](#)

G. Doors (Interior and Exterior)

[Comments:](#)

Information:

The door between the house and garage shall be solid wood not less than 1 3/8 inches in thickness, solid or honeycomb core steel not less than 1 3/8 inches, or a 20 minute fire rated door. The door appeared to meet the requirements, however, there were no labels or documentation to confirm.

H. Windows (the presence of damaged seals may not determined)

[Comments:](#)

The presence nor absence of safety glass may not be determined due to clarity, access, absence of etchings, etc.

The brick ledges at the windows were improperly sloped. Per the brick institute of America, the bricks should be installed at a minimum slope of 15 degrees, however, the majority of the ledges are sloped approximately 5 degrees. Item 1(Picture)



H. Item 1(Picture)

I. Stairways (Interior and Exterior) The stair/safety railings are not load tested.

[Comments:](#)

J. Fireplaces and Chimneys

[Comments:](#)

Photo of fireplace: Item 1(Picture)

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I NI NP D



J. Item 1(Picture)

K. Porches, Balconies, Decks and Carports

[Comments:](#)

L. Other

[Comments:](#)

The connections at the laundry equipment were not accessible, nor visible, dryer vent, plumbing, electrical receptacles, etc.

The inspection was limited due to the presence of personal belongings. Some windows, receptacles, walls, doors, closets, cabinets, etc., were not visible/accessible.

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II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Panel Capacity: 150 AMP

Electric Panel Manufacturer: Cutler Hammer

Comments:

 (1) The electrical system should be equipped with 2 ground rods/devices installed in an approved manner, connected to the ground busbar through a single wire or parallel wires. In the event 2 ground rods are installed, the ground rods should be spaced a minimum of 6ft apart. (if 25 ohms of resistance or less can be verified, the second ground rod is not required) Only one ground rod was observed.


(2) The presence nor absence of a concrete encased electrode could not be determined due to personal belongings or possible concealment. A "Ufer" (concrete encased electrode) should not be used in a slab that has been installed over a moisture barrier. While the moisture barrier was not visible, it is common and likely that the slab was constructed over a moisture barrier and would be considered a "floating" slab. In the event of a lightning strike, damage to the foundation may occur. It is recommended that a licensed electrician be contacted for further information/evaluation. 2011 National Electric Code 250.52(3) - Informational Note: Concrete installed with insulation, vapor barriers, films or similar items separating the concrete from the earth is not considered to be in direct contact with the earth.

Information regarding bonding: Bonding conductors cannot be observed in finished buildings to determine serviceability, continuity or connecting fittings and clamps. While we may be able to identify missing Grounding and Bonding, we cannot affirm, nor do we warranty, that all pipes, either gas, including CSST, or water, plumbing, metal flues, metal framing, appliances or similar conductive materials are bonded.

B. Branch Circuits - Connected Devices, and Fixtures

Type of Wiring: Copper

Comments:

 (1) The receptacles in the laundry room were not GFCI protected. Receptacles in a laundry room should be GFCI protected. (an AFCI breaker was provided. The receptacles should be provided a dual function AFCI/GFCI breaker). Item 1(Picture)

A light was not provided on the back porch. Illumination should be provided on the exterior at each entrance.

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B. Item 1(Picture)

(2) Information only:

GFCI's should be tested monthly.

Proper labeling and clearances on recessed lights is not determined due to the inability to access each light. (if applicable/installed)

C. Smoke detectors, Smoke alarms, CO detectors

[Comments:](#)

(1) A carbon monoxide detector should be installed in the area outside the back left bedroom. CO detectors were provided in other required locations.

Location: Carbon monoxide alarms in dwelling units shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms. Where a fuel-burning appliance is located within a bedroom or its attached bathroom, a carbon monoxide alarm shall be installed within the bedroom.

Where more than one carbon monoxide alarm is required to be installed within an individual dwelling unit, the alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual dwelling unit. Physical interconnection of carbon monoxide alarms shall not be required where listed wireless alarms are installed and all alarms sound upon activation of one alarm.

Combination carbon monoxide and smoke alarms shall be permitted to be used in lieu of carbon monoxide alarms.

(2) Information:

The NFPA recommends that smoke detectors be replaced every 10 years.

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I NI NP D

Smoke detectors should be installed in each sleeping area, adjacent hallways, and on each level of the house, including basements. The alarm devices should be interconnected in such a manner that the actuation of one alarm will activate all of the alarms. Smoke detectors were provided in required locations at the time of inspection.

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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems: Forced Air


Energy Sources: Natural gas

Comments:

B. Cooling Equipment

Type of Systems: Central air conditioner

Comments:

 (1) The caps provided on the service valves on the condenser unit(s) were not locking type. The caps should be replaced. M1411.8 Locking access port caps. Refrigerant circuit access ports located outdoors shall be fitted with locking-type tamper-resistant caps or shall be otherwise secured to prevent unauthorized access. Item 1(Picture)

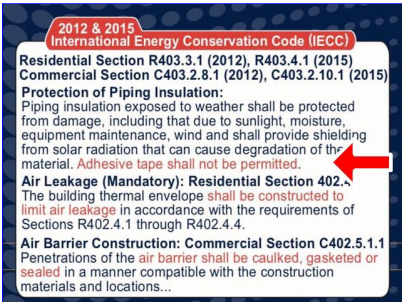
The insulation was found to be damaged on the refrigerant lines between the condenser units and the house. The insulation should be repaired/replaced. Item 2(Picture) Item 3(Picture)



B. Item 1(Picture)



B. Item 2(Picture)



B. Item 3(Picture)

(2) Information: "The Texas Real Estate Commission requires that an inspection include an evaluation of the cooling equipment performance in the reasonable judgment of the inspector. This is not an evaluation of the system's operation

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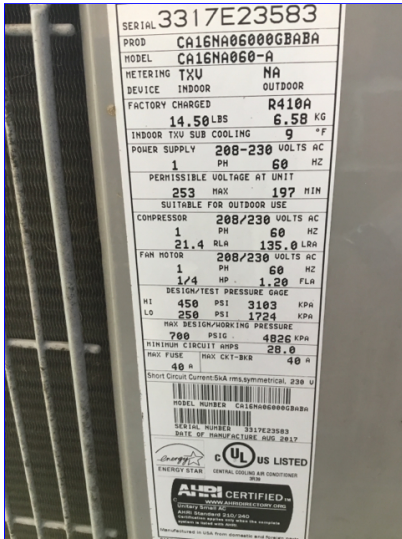
against manufacturer's standards; to do so would require a licensed HVAC contractor. This is a simple evaluation against a "rule of thumb" which would expect a 15° F “ 20° F drop between the Return Air temperature and the Supply Air with the higher end of the range required as the ambient humidity level rises. [Source: Construction Science Department, College of Architecture [Texas A&M University] The temperature differential is typically measured at the duct work as close to the evaporator as feasible."

If the Delta-T is low.

"We operated the system(s) over time and determined that the systems did cool the rooms from the initial temperature point, however, the Texas Real Estate Commission, by disciplinary action against an inspector, has dictated that less than a 15° F differential is to be considered Deficient. We recommend that the system be further evaluated by a licensed HVAC technician."

The condenser unit appeared to be manufactured in: 2017. Item 4(Picture)

The evaporator coils were not accessible due to design and/or installation practices. (information only) It is recommended that the evaporator coils be accessed for inspection.



B. Item 4(Picture)

C. Duct Systems, Chases, and Vents

Comments:

Information:

The filter was provided in the air handler, in the attic. Item 1(Picture)

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I NI NP D



C. Item 1(Picture)

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I NI NP D

IV. PLUMBING SYSTEM


A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: Street

Location of main water supply valve (main valve is not inspected for operation): Garage

Static water pressure reading: 75 psi

Comments:

 (1) A sink was not provided at the back of the counter in the master bathroom. The faucet and drains were not tested as a result. Item 1(Picture)



A. Item 1(Picture)

(2) Water softener/filtration systems are not inspected. (if applicable/present)

B. Drains, Wastes, and Vents

Comments:

The bathtub plumbing traps were not accessible. (info only) It is recommended that access be provided for proper inspection.

C. Water Heating Equipment

Energy Source: Natural Gas

Capacity: (2) 40 Gallon

Water Heater Location: Attic

Comments:

The water heater appeared to have been manufactured in: 2017.

D. Hydro-Massage Therapy Equipment

Comments:

E. Other (All gas lines are not visible and the gas lines are not inspected for leaks)

Comments:

Any unused gas lines should be capped in an approved manner.

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V. APPLIANCES

A. Dishwashers

[Comments:](#)

B. Food Waste Disposers

[Comments:](#)

C. Range Hood and Exhaust Systems

[Comments:](#)

Integrated within the microwave.

D. Ranges, Cooktops, and Ovens

[Comments:](#)

E. Microwave Ovens


[Comments:](#)

F. Mechanical Exhaust Vents and Bathroom Heaters

[Comments:](#)

G. Garage Door Operators

[Comments:](#)

 The latching mechanism(s) on the garage door(s) should be disabled to prevent damage to the doors or openers. Item 1(Picture)



G. Item 1(Picture)

H. Dryer Exhaust Systems

[Comments:](#)

Information: Inspection of the dryer exhaust system does not imply that the interior of the exhaust was visible and free of lint. The exhaust will need to be cleaned/maintained periodically. For most dryer exhaust systems, the connection near the dryer and the termination point may or may not be visible. Inspection of the dryer exhaust vent is more of a confirmation of the presence of an exhaust. In addition,

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the flexible connector between the dryer and the wall connection should be properly installed and should be a UL listed product. The presence of an approved connector is not determined.

I. Other

[Comments:](#)


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I NI NP D

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments:

 Various heads throughout the yard need to be adjusted to spray in the proper directions. Various heads spray onto the house, driveway, sidewalks, etc. (Especially at the back of the house)

B. Swimming Pools, Spas, Hot Tubs, and Equipment

Comments:

C. Outbuildings

Comments:

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

Comments:

E. Private Sewage Disposal (Septic) System

Comments:

F. Other

Comments:

Date: 1/13/2021	Time:	Report ID: rie01132021
Property: 2064 Brookmont Dr Conroe TX 77303	Customer: Lee and Amy Rieber	Real Estate Professional: Shelley Odom

General Summary



AK Inspection Services/AK Termite and Pest Control

25899 Pine Oak Dr
Hockley, TX 77447
713-870-9801
TPCL 733321 TREC 7117

Customer
Lee and Amy Rieber


Address
2064 Brookmont Dr
Conroe TX 77303

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

I. STRUCTURAL SYSTEMS


A. Foundation (Floor coverings may limit the inspection of the foundation)

Inspected, Deficiency

-  (2) Maintenance: Spalling found within 12" of the foundation's corners may occur because of bonds between the brick and brick ledge and differential thermal movement. Spalling was noted at self-evident corners. This damage did not appear structurally significant and was not in need of repair at the time of this inspection. (other than possibly sealing the cracks) Item 1(Picture)

C. Roof Covering Materials

Inspected, Deficiency

-  (1) The gutters have been improperly installed in respect to the edge flashing. The edge flashing material should overlap the edge of the gutter to prevent water from draining behind the gutter. (per shingle manufacturers) Item 1(Picture) Item 2(Picture)

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Inspected, Deficiency



(1) The electrical system should be equipped with 2 ground rods/devices installed in an approved manner, connected to the ground busbar through a single wire or parallel wires. In the event 2 ground rods are installed, the ground rods should be spaced a minimum of 6ft apart. (if 25 ohms of resistance or less can be verified, the second ground rod is not required) Only one ground rod was observed.

B. Branch Circuits - Connected Devices, and Fixtures

Inspected, Deficiency



(1) The receptacles in the laundry room were not GFCI protected. Receptacles in a laundry room should be GFCI protected. (an AFCI breaker was provided. The receptacles should be provided a dual function AFCI/GFCI breaker). Item 1(Picture)

A light was not provided on the back porch. Illumination should be provided on the exterior at each entrance.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

B. Cooling Equipment

Inspected, Deficiency



(1) The caps provided on the service valves on the condenser unit(s) were not locking type. The caps should be replaced. M1411.8 Locking access port caps. Refrigerant circuit access ports located outdoors shall be fitted with locking-type tamper-resistant caps or shall be otherwise secured to prevent unauthorized access. Item 1(Picture)

The insulation was found to be damaged on the refrigerant lines between the condenser units and the house. The insulation should be repaired/replaced. Item 2(Picture) Item 3(Picture)

IV. PLUMBING SYSTEM

A. Plumbing Supply, Distribution Systems and Fixtures

Inspected, Deficiency



(1) A sink was not provided at the back of the counter in the master bathroom. The faucet and drains were not tested as a result. Item 1(Picture)

V. APPLIANCES

G. Garage Door Operators

Inspected, Deficiency



The latching mechanism(s) on the garage door(s) should be disabled to prevent damage to the doors or openers. Item 1(Picture)

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Inspected, Deficiency



Various heads throughout the yard need to be adjusted to spray in the proper directions. Various heads spray onto the house, driveway, sidewalks, etc. (Especially at the back of the house)

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

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Derrick McMullen