

# Inspection Report

**Wade Lance**

**Property Address:**  
7 Grey Birch Place  
The Woodlands TX 77381



7 Grey Birch Place

**Hilsher Group LLC**

**Ryan Vance TREC# 21238**

# PROPERTY INSPECTION REPORT

**Prepared For:** Wade Lance

(Name of Client)

**Concerning:** 7 Grey Birch Place, The Woodlands, TX 77381

(Address or Other Identification of Inspected Property)

**By:** Ryan Vance TREC# 21238 / Hilsher Group LLC 10/13/2020

(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](http://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.

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**ADDITIONAL INFORMATION PROVIDED BY INSPECTOR:**

**Standards of Practice:**

TREC Texas Real Estate Commission

**In Attendance:**

Customer

**Type of building:**

Single Family (2 story)

**Style of Home:**

Traditional

**Approximate age of building:**

Over 25 Years

**Home Faces:**

North

**Temperature:**

Over 65 (F) = 18 (C)

**Weather:**

Clear

**Ground/Soil surface condition:**

Dry

**Rain in last 3 days:**

No

Comments: set by client/AA

Referral: Realtor

Rooms:

Utilities On: None

People Present at Inspection: Buyer

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.



Stick built 2x4 rafters



Attic insulation



Roof



Roof

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Roof



Roof



Roof



Roof

A. Foundations

**Type of Foundation (s):** Poured concrete

**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 has large corner pop(s) that are larger than 4 inches. Further deterioration will occur if not corrected. I recommend having a qualified person make repairs as needed.



A. Item 1(Picture) Front right corner



A. Item 2(Picture) Front left corner

- (3) There are trees roots too close to the foundation. I recommend removal or the use of root diverters.

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A. Item 3(Picture) Front

(4) The foundation is poured on grade with post tension cables and appears to be performing as designed.  
(5) The post tension foundation has exposed cable ends that are starting to show signs of deterioration. This is a maintenance issue. Further deterioration will occur if not corrected. I recommend having a qualified person make repairs as needed.



A. Item 4(Picture) Multiple on left side

(6) Observed exposed steel at foundation in one or more areas. A qualified contractor should inspect further and repair or replace as needed.



A. Item 5(Picture) Back

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B. Grading and Drainage

Comments:

C. Roof Covering Materials

**Types of Roof Covering:** Architectural

**Viewed from:** Ground

Extra Info: Drone

**Roof Ventilation:** Ridge vents, Soffit Vents

Comments:

(1) This inspection does not warrant against roof leaks.

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



C. Item 1(Picture) Right side, back

D. Roof Structures and Attics

**Method used to observe attic:** Walked

**Viewed from:** Attic

**Roof Structure:** Engineered wood trusses, 2 X 4 Rafters

**Attic Insulation:** Batt, Fiberglass

**Approximate Average Depth of Insulation:** 8 inches

**Approximate Average Thickness of Vertical Insulation:** less than 6 inches

**Attic info:** Pull Down stairs

Comments:

(1) The pull down stairs missing a step and could be a tripping hazard. Injury could result if not repaired. This is a small repair. A qualified contractor should inspect and repair as needed.



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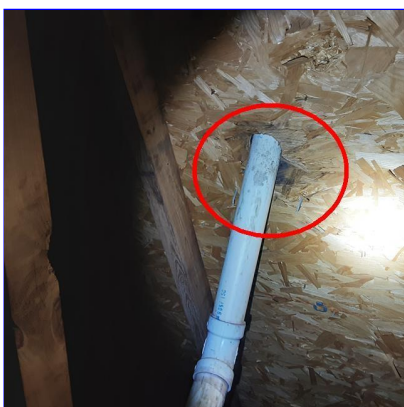
D. Item 1(Picture) Bottom step

(2) The pull down stairs are not properly insulated. This can cause some heat loss in winter and loss of cool air in summer if not corrected. I recommend repair as desired.



D. Item 2(Picture) Pull down stairs

(3) Observed a water stain on roof decking in attic in one or more areas. A qualified contractor should inspect further and repair or replace as needed.



D. Item 3(Picture) Attic, east side at disconnected plumbing vent

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I	NI	NP	D
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(4) The attic space has area's of thin insulation. This is causing energy loss and is not today's standard. I recommend having a qualified person evaluate and add insulation as needed. Not all areas are pictured.



D. Item 4(Picture) Attic

(5) Observed damage to soffit vent screen in one or more areas. A qualified contractor should inspect further and repair or replace as needed.



D. Item 5(Picture) Left of chimney

E. Walls (Interior and Exterior)

**Wall Structure:** 2 X 4 Wood

**Comments:**

(1) Observed damage to one or more interior walls. A qualified contractor should inspect further and repair or replace as needed.

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E. Item 1(Picture) Foyer closet

(2) Observed wood rot or deterioration to siding in one or more areas. Further deterioration may occur if not repaired. A qualified contractor should inspect further and repair or replace as needed.

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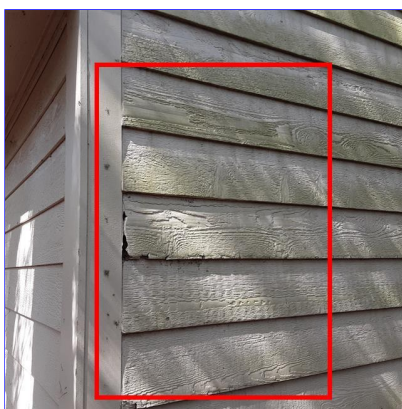
E. Item 2(Picture) Left side above bathroom window



E. Item 3(Picture) Left side back corner



E. Item 4(Picture) Back of garage



E. Item 5(Picture) Left side of garage

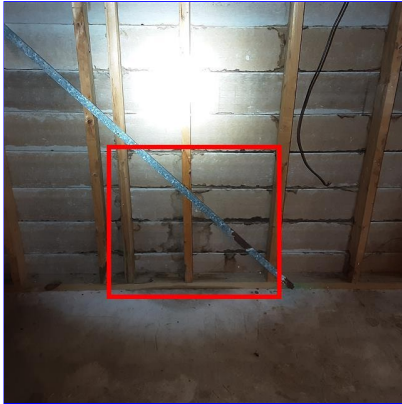


E. Item 6(Picture) Left side of garage

(3) Observed water stains on interior walls in garage in one or more areas. Unable to determine if areas still leak. A qualified contractor should inspect further and repair or replace as needed.

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E. Item 7(Picture) Garage



E. Item 8(Picture) Garage



E. Item 9(Picture) Garage



E. Item 10(Picture) Garage

(4) Observed sagging of shelves in some cabinets. A qualified contractor should inspect further and repair or replace as needed.

**F. Ceilings and Floors**

**Floor Structure:** Slab

**Floor System Insulation:** NONE

**Ceiling Structure:** 6" or better

**Comments:**

Observed a water stain on the ceiling in one or more areas. Area was dry at time of inspection when tested with thermal imaging camera and moisture detecting equipment. A qualified contractor should inspect further and repair or replace as needed.

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F. Item 1(Picture) Living room above exterior door

**G. Doors (Interior and Exterior)**

**Comments:**

(1) Observed wood rot or deterioration to one or more exterior doors, jambs or frames. Further deterioration may occur if not repaired. A qualified contractor should inspect further and repair or replace as needed.



G. Item 1(Picture) Back door at living room

(2) The Privacy door needs adjustment rubs at top when closing in areas. This is a small repair. A qualified contractor should inspect and repair as needed.

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G. Item 2(Picture) 2nd floor NE guest bedroom

H. Windows

Comments:

- (1) Windows have damaged or missing screens. This is not considered to be today's standards. I recommend having a qualified person make repairs as needed.
- (2) One or more window springs are damaged. A qualified contractor should inspect further and repair or replace as needed.

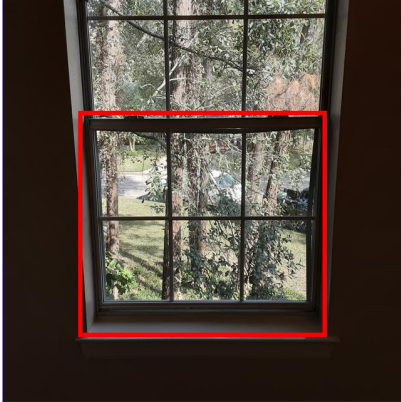


H. Item 1(Picture) Master bedroom, left window

- (3) One or more windows will not stay open. A qualified contractor should inspect further and repair or replace as needed.

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H. Item 2(Picture) Master bedroom, left window

I. Stairways (Interior and Exterior)

Comments:

J. Fireplaces and Chimneys

**Chimney (exterior):** Wood, Cement Fiber

**Operable Fireplaces:** One

**Types of Fireplaces:** Vented gas logs

**Number of Woodstoves:** None

Comments:

No gas bar installed at fireplace. Unable to test operation of fireplace. A qualified contractor should inspect further and repair or replace as needed.



J. Item 1(Picture) Fireplace

K. Porches, Balconies, Decks and Carports

Comments:

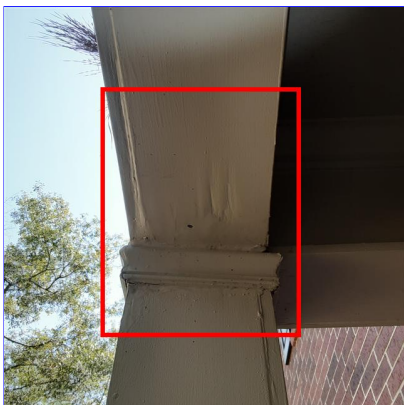
(1) The weight load capabilities are not part of this inspection.

(2) Observed wood rot or deterioration to patio cover in front. Further deterioration may occur if not repaired. A qualified contractor should inspect further and repair or replace as needed.



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K. Item 1(Picture) Left of front door

L. Other

**Comments:**

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



L. Item 1(Picture) Under kitchen sink



L. Item 2(Picture) 2nd floor guest bathroom, under right sink



L. Item 3(Picture) Master bathroom, left sink

## Report Identification: 7 Grey Birch Place

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

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## II. ELECTRICAL SYSTEMS

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

A. Service Entrance and Panels

**Electrical Service Conductors:** Below ground

**Panel Capacity:** 125 AMP

**Panel Type:** Circuit breakers

**Electric Panel Manufacturer:** Square D

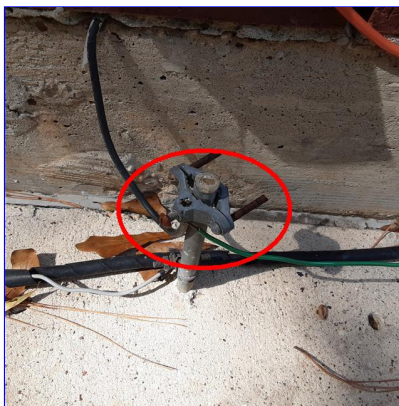
**Comments:**

(1) No AFCI protection to home. AFCI protection is required in all habitable areas. A qualified electrician should inspect further and repair or replace as needed.

(2) The grounding rod near meter is using improper clamp for grounding of main panel (solid brass clamp is recommended). This is not considered to be today's standard. I recommend having a qualified person replace with proper clamp to assure proper grounding.



A. Item 1(Picture)



A. Item 2(Picture) Below panel

(3) Observed rust and corrosion to main panel in one or more areas. Further deterioration may occur if not repaired. A qualified contractor should inspect further and repair or replace as needed.

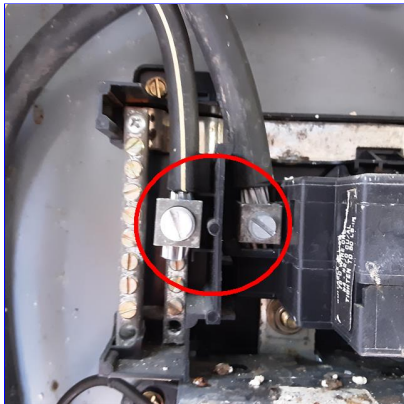
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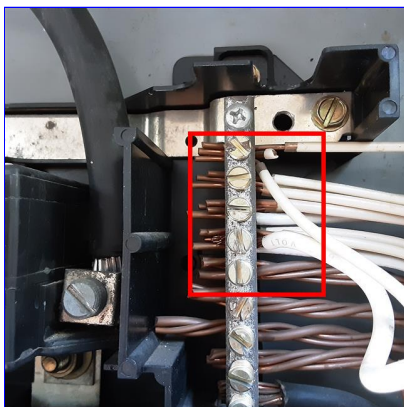
A. Item 3(Picture) Main panel

(4) 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 4(Picture) Main panel

(5) Observed more than one neutral wire per screw on bus bar. A qualified electrician should inspect further and repair or replace as needed.



A. Item 5(Picture) Main panel

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Romex

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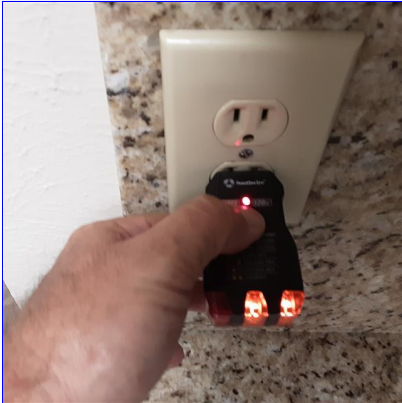
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**Branch wire 15 and 20 amperage:** Copper

**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)

(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.



B. Item 1(Picture) Not all kitchen counter outlets



B. Item 2(Picture) Laundry room outlets



B. Item 3(Picture) Garage outlets

(3) One or more electrical outlets are loose in the wall. A qualified electrician should inspect further and repair or replace as needed.

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B. Item 4(Picture) Kitchen counter



B. Item 5(Picture) Living room



B. Item 6(Picture) 2nd floor SE guest bedroom

(4) One or more smoke detectors are missing or damaged. A qualified contractor should inspect further and repair or replace as needed.



B. Item 7(Picture) 1st floor



B. Item 8(Picture) 2nd floor hallway

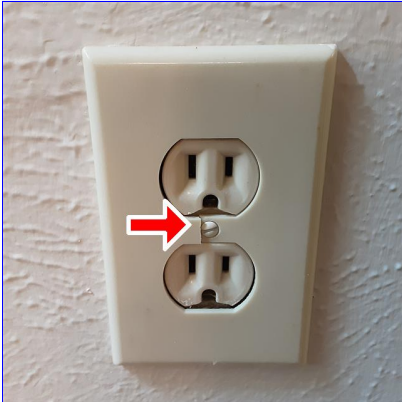
(5) Door bell at front door does not work. A qualified contractor should inspect further and repair or replace as needed.

(6) FYI...one or more electrical outlets are switch controlled.

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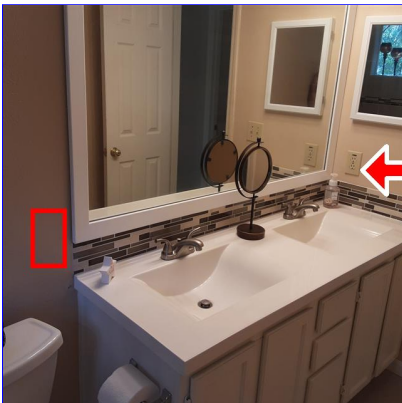
I   NI   NP   D

(7) One or more electrical outlet cover plates or light switch cover plates are missing, damaged or missing screws. A qualified contractor should inspect further and repair or replace as needed.



B. Item 9(Picture) Living room

(8) Observed double vanity sinks with only one electrical outlet. Should have outlets at each sink or one outlet between both sinks. A qualified electrician should inspect further and repair or replace as needed.



B. Item 10(Picture) 2nd floor guest bathroom



B. Item 11(Picture) Master bathroom

(9) One or more light fixtures appear to be loose at the ceiling. A qualified electrician should inspect further and repair or replace as needed.

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B. Item 12(Picture) 2nd floor SW guest bedroom

(10) Observed improperly terminated wires in one or more areas. A qualified electrician should inspect further and repair or replace as needed.

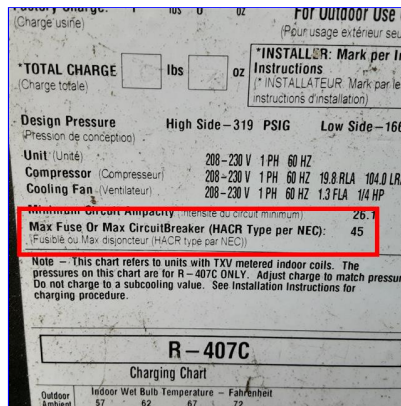


B. Item 13(Picture) Attic

(11) Breaker for AC is over amped. Manufacturer for HVAC states max circuit breaker is 45 amps. Breaker for AC in main panel is 50 amps. A qualified electrician should inspect further and repair or replace as needed.



B. Item 14(Picture) 50 amp breaker for AC in main panel



B. Item 15(Picture) Manufacturer states max 45



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I	NI	NP	D
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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.

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I NI NP D

### III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

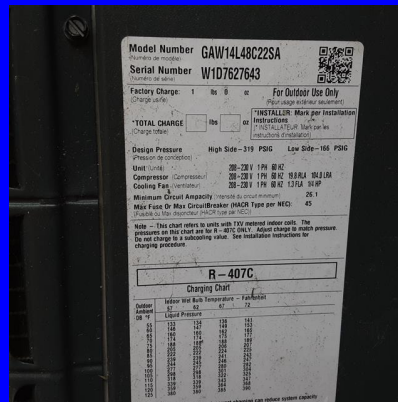
The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily operable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.



Goodman furnace in attic



AC unit



2017 Evcon (Coleman) 4 ton

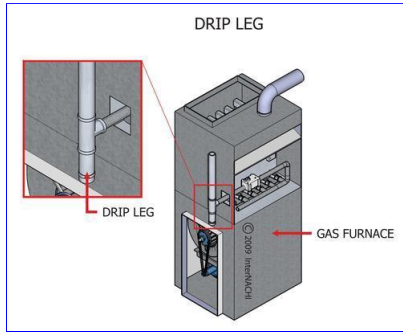
**A. Heating Equipment**

**Type of Systems:** Forced Air  
**Energy Sources:** Gas  
**Heat System Brand:** Goodman  
**Number of Heat Systems (excluding wood):** One  
**Comments:**

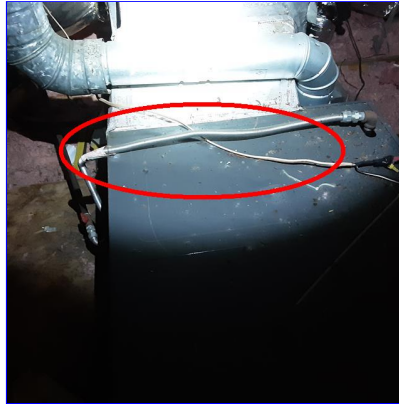
- (1) It is recommend to have heating systems serviced annually.
- (2) The gas furnace is installed without the recommended sediment trap or "drip leg" that is designed to extend the life of the unit. This is not considered to be today's standard. I recommend having a qualified person make repairs as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

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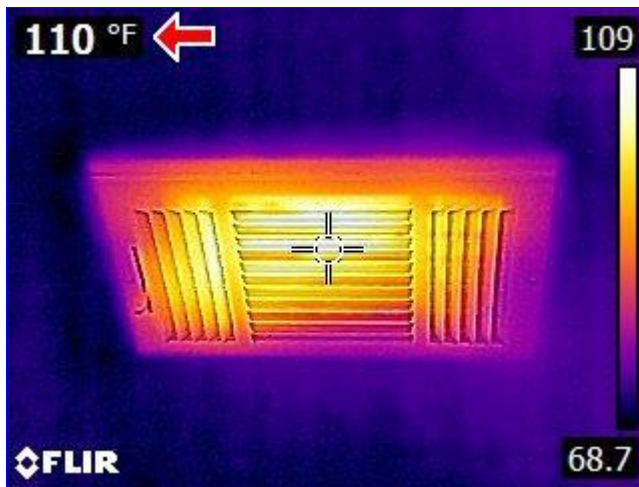


A. Item 1(Picture) dripleg



A. Item 2(Picture) No drip leg

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



A. Item 3(Picture) Furnace

B. Cooling Equipment

**Type of Systems:** Air conditioner unit

**Central Air Manufacturer:** Coleman

Serial #: Evcon

**Comments:**

(1) It is recommended to have HVAC systems serviced annually.

(2) The suction line is missing foam sleeve in area(s). Missing foam on suction line can cause energy loss and condensation. A licensed HVAC contractor should service or repair unit.

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

I   NI   NP   D

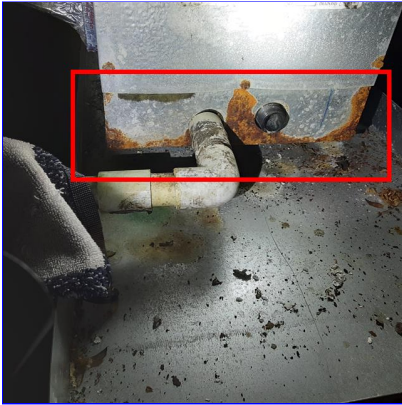


B. Item 1(Picture) At evaporator coil in attic



B. Item 2(Picture) At condensing unit

(3) Observed rust and corrosion to bottom of evaporator coil in attic. Further deterioration may occur if not repaired. A qualified contractor should inspect further and repair or replace as needed.



B. Item 3(Picture) Evaporator coil

(4) Observed improper duct tape on HVAC equipment in areas. A qualified contractor should inspect further and repair or replace as needed.

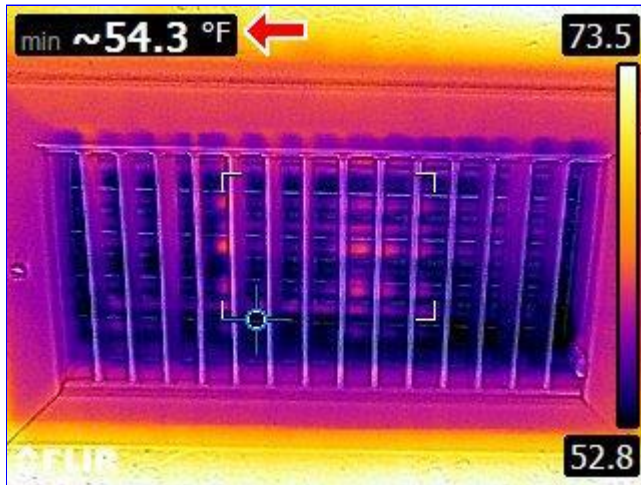


B. Item 4(Picture) At evaporator coil

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I	NI	NP	D
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(5) The ambient air test was performed by using infrared thermal equipment at the supply vents of Air conditioner to determine if the difference in temperatures of the supply and return air are between 14 degrees and 22 degrees which indicates that the unit is cooling as intended. The supply air temperature on your system read 54 degrees, and the return air temperature was 72 degrees. This indicates the range in temperature drop is normal.



B. Item 5(Picture) Supply



B. Item 6(Picture) Return

C. Duct Systems, Chases, and Vents

**Ductwork:** Insulated

**Filter Type:** Disposable

**Filter Size:** N/A

**Comments:**

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

(2) Observed a supply plenum that is loose in attic and needs to be secured with more straps. A qualified contractor should inspect further and repair or replace as needed.

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I   NI   NP   D



C. Item 1(Picture) In attic

(3) Observed sharp bends in supply ducts in attic. A qualified contractor should inspect further and repair or replace as needed.



C. Item 2(Picture) In attic

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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.

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#### 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.

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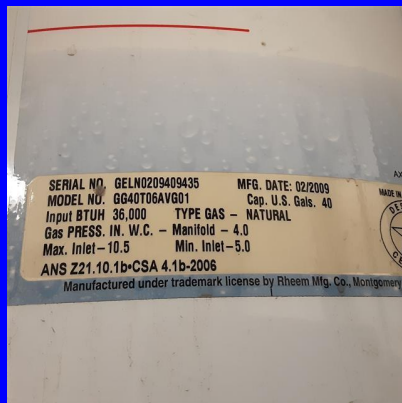
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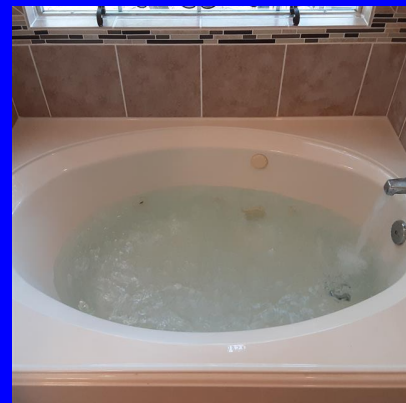
Main water shutoff in laundry room



Water heater



2009 GE 40 gal.



Spa tub



Water meter



54 psi

A. Plumbing Supply Distribution Systems and Fixtures

**Location of water meter:** Left Side

**Location of main water supply valve:** Left Side

Extra Info: In laundry room

**Static water pressure reading:** 54 pounds/square inch

**Water Source:** Public

**Plumbing Water Supply (into home):** Not visible

**Plumbing Water Distribution (inside home):** Copper



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**Water Filters:** (We do not inspect filtration systems)

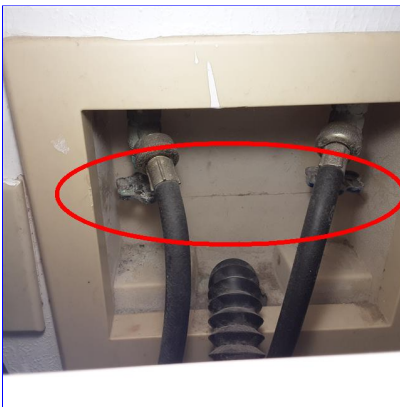
**Comments:**

(1) Observed corrosion to main water shutoff in laundry room. Further deterioration may occur if not repaired. Does not appear to be leaking at time of inspection. A qualified contractor should inspect further and repair or replace as needed.



A. Item 1(Picture) Main water shutoff

(2) Laundry connections should be colored red for hot and blue for cold. A qualified contractor should inspect further and repair or replace as needed.



A. Item 2(Picture) Laundry connections

(3) The toilet is loose at floor at the bath. Repairs may involve re-setting the toilet on a new wax seal. I recommend a qualified licensed plumber repair or correct as needed.

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A. Item 3(Picture) 2nd floor guest bathroom



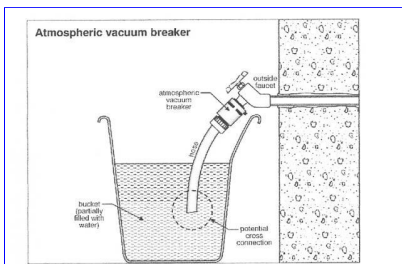
A. Item 4(Picture) Master bathroom

(4) Observed rust and corrosion to exterior of guest bathroom tub at emergency overflow drain connection. Further deterioration may occur if not repaired. A qualified contractor should inspect further and repair or replace as needed.



A. Item 5(Picture) 2nd floor guest bathroom tub

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



A. Item 6(Picture)



A. Item 7(Picture) Hose bibs

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(6) Recommend capping all gas lines not in use.

**B. Drains, Waste, and Vents**

**Washer Drain Size:** 2" Diameter

**Plumbing Waste:** PVC

**Comments:**

(1) One or more drain stoppers are missing, damaged or need adjustment to work properly. A qualified contractor should inspect further and repair or replace as needed.



B. Item 1(Picture) 1st floor powder room

(2) Observed one or more slow drains. A qualified contractor should inspect further and repair or replace as needed.

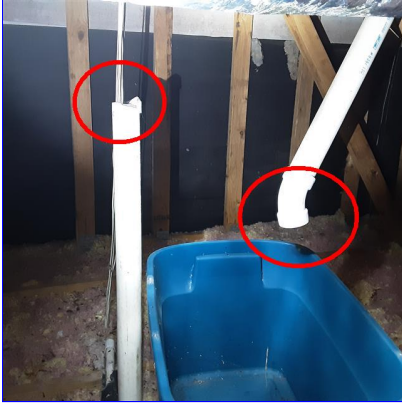


B. Item 2(Picture) 2nd floor guest bathroom tub

(3) Observed one or more drain waste vents in attic that are disconnected. A qualified contractor should inspect further and repair or replace as needed.

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B. Item 3(Picture) East side of attic

C. Water Heating Equipment

**Energy Sources:** Gas (quick recovery)

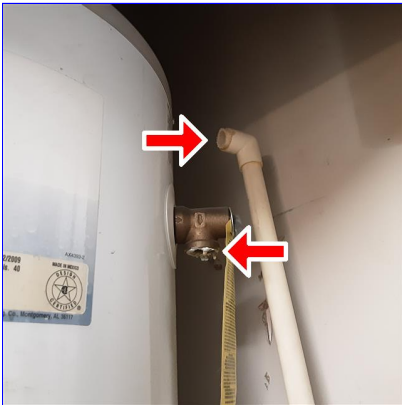
**Capacity (Water Heater):** 40 Gallon (1-2 people)

**Water Heater Manufacturer:** General Electric

**Water Heater Location:** Closet downstairs, Concealed

**Comments:**

(1) T&P piping is not connected at water heater. This is a safety hazard. A qualified contractor should inspect further and repair or replace as needed.

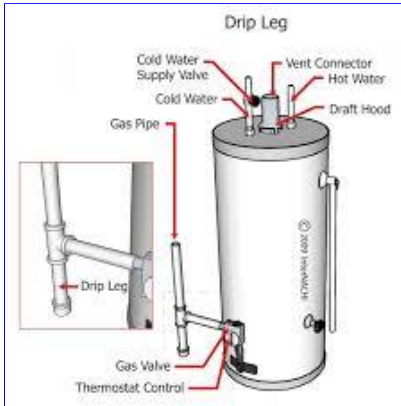


C. Item 1(Picture) T&P piping

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

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C. Item 2(Picture)



C. Item 3(Picture) No drip leg

(3) The gas water heater has improper venting. The draft hood is not being used. This is a safety hazard until corrected. I recommend having a qualified plumber evaluate and make repairs as needed.



C. Item 4(Picture) Top

(4) Water heater is noisy during operation. A qualified contractor should inspect further and repair or replace as needed.

(5) Water heater exhaust vent duct is disconnected in attic and venting into attic. This is a safety hazard until repaired. A qualified contractor should inspect further and repair or replace as needed.



C. Item 5(Picture) In attic

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(6) Water heater does have an emergency overflow pan, but does not drain to outside. A qualified contractor should inspect further and repair or replace as needed.



C. Item 6(Picture) Does not drain outside

**D. Hydro-Massage Therapy Equipment**

[Comments:](#)

(1) No motor access for spa tub. A qualified contractor should inspect further and repair or replace as needed.



D. Item 1(Picture) No motor access

(2) Unable to determine if spa tub is GFCI protected. A qualified electrician should inspect further and repair or replace as needed.

**E. Other**

[Comments:](#)

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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.

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## 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.



Microwave and vent hood



Oven and cook top



Disposal



Dishwasher

**A. Dishwashers**

**Dishwasher Brand:** Kenmore

**Comments:**

**B. Food Waste Disposers**

**Disposer Brand:** Kenmore

**Comments:**

Tested and working properly at the time of inspection.

**C. Range Hood and Exhaust Systems**

**Exhaust/Range hood:** Re-circulate, General Electric

**Comments:**

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

(2) The light bulb for fan did not work when tested. I recommend repair or replace as needed.

**D. Ranges, Cooktops and Ovens**

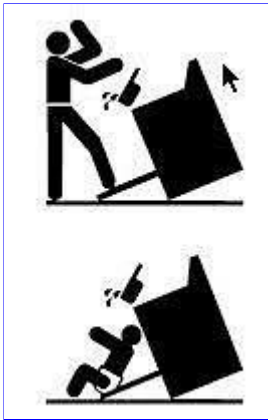
**Range/Oven:** Samsung

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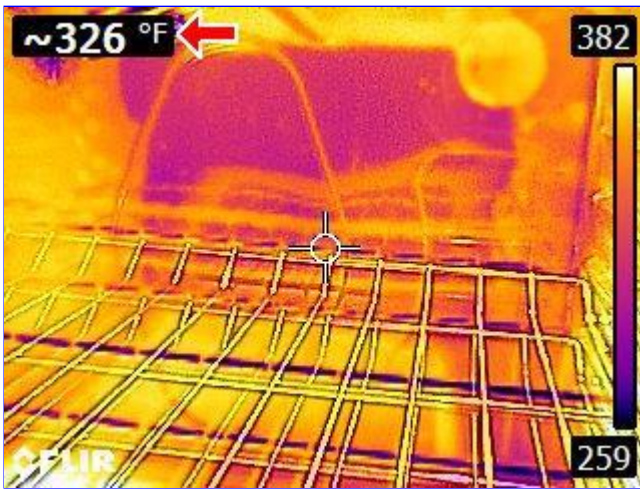
**Comments:**

(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.



D. Item 1(Picture) anti tip

(2) Oven heats to approximately 326 degrees when set to 350 degrees. A qualified contractor should inspect further and repair or replace as needed.



D. Item 2(Picture) When set to 350

**E. Microwave Ovens**

**Built in Microwave:** General Electric

**Comments:**

Tested and working properly at the time of inspection.

**F. Mechanical Exhaust Vents and Bathroom Heaters**

**Comments:**

Bathroom exhaust vent fans improperly terminate in the attic. Vent fans should vent to the outside. A qualified contractor should inspect further and repair or replace as needed.



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I	NI	NP	D
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F. Item 1(Picture) In attic

**G. Garage Door Operator(s)**

[Comments:](#)

- (1) No electric sensors for garage door opener to reverse door. This is a safety hazard. A qualified contractor should inspect further and repair or replace as needed.
- (2) The garage door will not reverse when met with resistance. A qualified contractor should inspect further and repair or replace as needed.

**H. Dryer Exhaust Systems**

[Comments:](#)

**I. Other**

[Comments:](#)

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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.

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## 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:](#)