



Simply The Best!

Inspection Report

Heber Rosales

Property Address:

19928 Sutton Falls Dr
Cypress TX 77433



HG Home Inspection / Hilsher Group LLC

**Kenneth Linnett Texas Professional Home Inspector
2020 N Loop W Ste 150
Houston, TX 77018
281-782-7451**

PROPERTY INSPECTION REPORT FORM

Heber Rosales	5/31/2022
<i>Name of Client</i>	<i>Date of Inspection</i>
19928 Sutton Falls Dr, Cypress, TX 77433	
<i>Address of Inspected Property</i>	
Kenneth Linnett	Texas Professional Home Inspector
<i>Name of Inspector</i>	<i>TREC License #</i>
<i>Name of Sponsor (if applicable)</i>	<i>TREC License #</i>

PURPOSE OF INSPECTION

A real estate inspection is a visual survey of a structure and a basic performance evaluation of the systems and components of a building. It provides information regarding the general condition of a residence at the time the inspection was conducted. It is important that you carefully read ALL of this information. Ask the inspector to clarify any items or comments that are unclear.

RESPONSIBILITY OF THE INSPECTOR

This inspection is governed by the Texas Real Estate Commission (TREC) Standards of Practice (SOPs), which dictates the minimum requirements for a real estate inspection.

The inspector IS required to:

- use this Property Inspection Report form for the inspection;
- inspect only those components and conditions that are present, visible, and accessible at the time of the inspection;
- indicate whether each item was inspected, not inspected, or not present;
- indicate an item as Deficient (D) 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 SOPs; and
- explain the inspector's findings in the corresponding section in the body of the report form.

The inspector IS NOT required to:

- identify all potential hazards;
- turn on decommissioned equipment, systems, utilities, or apply an open flame or light a pilot to operate any appliance;
- climb over obstacles, move furnishings or stored items;
- prioritize or emphasize the importance of one deficiency over another;
- provide follow-up services to verify that proper repairs have been made; or
- inspect system or component listed under the optional section of the SOPs (22 TAC 535.233).

RESPONSIBILITY OF THE CLIENT

While items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions, in the event that any further evaluations are needed, it is the responsibility of the client to obtain further evaluations and/or cost estimates from qualified service professionals regarding any items reported as Deficient (D). It is recommended that any further evaluations and/or cost estimates take place prior to the expiration of any contractual time limitations, such as option periods.

Please Note: Evaluations performed by service professionals in response to items reported as Deficient (D) on the report may lead to the discovery of additional deficiencies that were not present, visible, or accessible at the time of the inspection. Any repairs made after the date of the inspection may render information contained in this report obsolete or invalid.

REPORT LIMITATIONS

This report is provided for the benefit of the named client and is based on observations made by the named inspector on the date the inspection was performed (indicated above).

ONLY those items specifically noted as being inspected on the report were inspected.

This inspection IS NOT:

- a technically exhaustive inspection of the structure, its systems, or its components and may not reveal all deficiencies;
- an inspection to verify compliance with any building codes;
- an inspection to verify compliance with manufacturer's installation instructions for any system or component and DOES NOT imply insurability or warrantability of the structure or its components.

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

Conditions may be present in your home that did not violate building codes or common practices in effect when the home was constructed but are considered hazardous by today's standards. Such conditions that were part of the home prior to the adoption of any current codes prohibiting them may not be required to be updated to meet current code requirements. However, if it can be reasonably determined that they are present at the time of the inspection, the potential for injury or property loss from these conditions is significant enough to require inspectors to report them as Deficient (D). Examples of such hazardous conditions include:

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices and arc-fault 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).

Please Note: items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions. The decision to correct a hazard or any deficiency identified in an inspection report is left up to the parties to the contract for the sale or purchase of the home.

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions.

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR:

Standards of Practice:

TREC Texas Real Estate Commission

In Attendance:

Vacant (inspector only)

Type of building:

Single Family (1 story)

Style of Home:

Traditional

Approximate age of building:

Over 25 Years

Home Faces:

South

Temperature:

Over 65 (F) = 18 (C)

Weather:

Clear

Ground/Soil surface condition:

Dry

Rain in last 3 days:

No

Comments: set by agent/AA

Referral: Realtor

Rooms:

Utilities On: None

People Present at Inspection: Inspector

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

I NI NP D

I. STRUCTURAL SYSTEMS

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



Roof Covering



Roof Covering



Roof structure stick built with plywood decking

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

I NI NP D



Batt insulation installed



Extra bags of blown insulation

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



A. Item 1 (Picture) Rear

- (3) The foundation is poured on grade and appears to be performing as designed.

B. Grading and Drainage

Comments:

- (1) The home does not appear to have adequate drainage. This will cause erosion if not corrected. I recommend having a qualified person install needed gutters.

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B. Item 1 (Picture) Rear

(2) The gutter downspout(s) missing deflector(s) at the exterior. Erosion can continue or become worse if not corrected. A qualified contractor should inspect and replace as needed.



B. Item 2 (Picture) Front

(3) The gutter is deteriorated at the exterior. Loose or leaking gutters can cause deterioration of fascia, soffit or roof edge. It can also cause gutters to pull loose and lead to possible water intrusion. A qualified contractor should inspect and repair as needed.

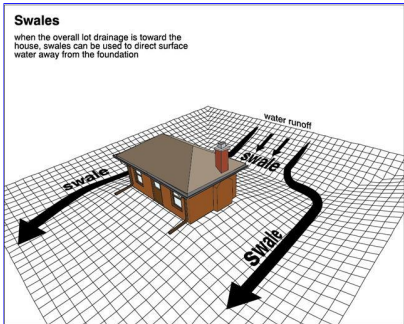


B. Item 3 (Picture) Front

(4) Grading on the lot does not appear to drain water properly. I recommend having a qualified person grade lot properly.

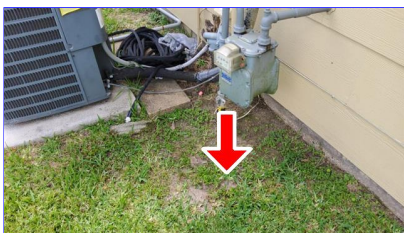
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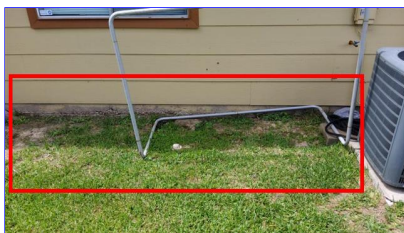


B. Item 5 (Picture) Side yard

B. Item 4 (Picture)



B. Item 6 (Picture) Rear



B. Item 7 (Picture) Rear

(5) Downspouts discharges onto roofing surface in areas of the roof. Deterioration could occur if not corrected. I recommend having a qualified contractor make repairs as needed.



B. Item 8 (Picture) Gutters

C. Roof Covering Materials

Types of Roof Covering: Architectural

Viewed from: Ground, Ladder, Walked roof, Attic

Roof Ventilation: Ridge vents, Soffit Vents

Comments:

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

(2) Kick out flashing is missing in areas of the roof. This is not considered today's standard. I recommend having a qualified roofing company make repairs as needed.

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I	NI	NP	D
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C. Item 1 (Picture) Front

(3) Flashing appears to be improperly installed. I recommend having a qualified person evaluate and make repairs as needed.



C. Item 2 (Picture) Left rear

(4) The ridge shingles are showing excessive wear in areas. I recommend having a qualified person make repair or replace as needed.



C. Item 3 (Picture) Roof

(5) The roof covering is damaged in areas. These areas may need replacement and or periodic maintenance. A qualified roofing contractor should inspect and repair as needed.



C. Item 4 (Picture) Roof



C. Item 5 (Picture) Rear, old satellite dish mount?

(6) The roof shingles showing wear and granular loss. (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

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material.) I recommend consulting with a roofing professional.. A qualified person should repair or replace as needed.



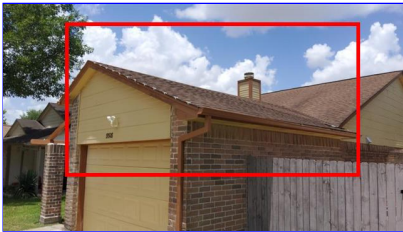
C. Item 6 (Picture)

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



C. Item 7 (Picture) Chimney

(8) Ventilation was not added, when the most recent roof covering was installed. I recommend increasing the ventilation to promote life expectancy of covering.



C. Item 8 (Picture) Garage attic, add Gable or ridge vent when possible

D. Roof Structures and Attics

Method used to observe attic: From entry, Walked, Inaccessible

Viewed from: Attic

Roof Structure: Stick-built

Attic Insulation: Batt

Approximate Average Depth of Insulation: 12 inches

Approximate Average Thickness of Vertical Insulation: less than 6 inches

Attic info: Pull Down stairs

Comments:

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I	NI	NP	D
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- (1) Attic inspection is limited to visibility from service decking that is safely accessible at the time of inspection.
- (2) Attic space inspected with limited access. This is for your information.
- (3) The attic space is missing a hatch door. This is not considered to be today's standard. I recommend having a qualified person install hatch.



D. Item 1 (Picture) Garage

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



D. Item 2 (Picture) Wall at kitchen needs insulation and drywall repairs

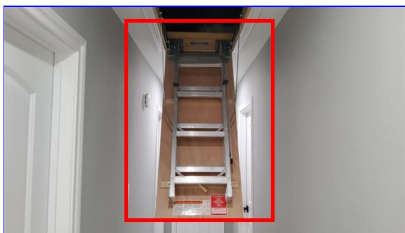


D. Item 3 (Picture) Attic



D. Item 4 (Picture) Attic

- (5) The pull down stairs are not properly insulated or weather-stripped. 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 5 (Picture) Attic

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I NI NP D

(6) The pull down stairs were not installed according to workmanlike practices. Injury could result if not repaired. A qualified person should repair or replace as needed.



D. Item 6 (Picture) Framing not doubled

(7) The roof structure in the attic has water stain indicating a leak did or still exists in areas. Due to recent dry weather, I am unable to determine if the leak still exists. A qualified contractor should inspect and repair as needed.



D. Item 7 (Picture) Near furnace vent

E. Walls (Interior and Exterior)

Wall Structure: Wood

Comments:

(1) The fire protection wall that separates garage from heated space is damaged. This is considered unsafe until corrected. A qualified person should correct for safety.



E. Item 1 (Picture) Garage

(2) The exterior siding and trim is deteriorated in areas. Further deterioration will occur if not corrected. A qualified contractor should inspect and repair as needed.

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E. Item 2 (Picture) Garage



E. Item 3 (Picture) Front



E. Item 4 (Picture) Front entry



E. Item 5 (Picture) Left rear



E. Item 6 (Picture) Rear



E. Item 7 (Picture) Chimney



E. Item 8 (Picture) Chimney

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



E. Item 9 (Picture) Garage



E. Item 10 (Picture) Front door

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



E. Item 11 (Picture) Front

(5) Siding in contact with ground. Because the siding is in contact with ground it is possible for framing to be deteriorated. We did not inspect behind this siding. Recommend a ground clearance of six to eight inches where possible.



E. Item 12 (Picture) Right side

(6) Bare siding needs primer and paint at exterior in areas. I recommend having a qualified person make repairs as needed.



E. Item 13 (Picture) Front door trim



E. Item 14 (Picture) Side door trim



E. Item 15 (Picture) Front entry

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(7) The brick siding was improperly repaired in areas. Water intrusion may occur if not corrected. A qualified contractor should inspect and repair as needed.



E. Item 16 (Picture) Front entry

(8) The exterior siding was installed improperly or not according to standard workmanlike practices in areas. Further deterioration can occur if not corrected. A qualified contractor should inspect and repair as needed.



E. Item 17 (Picture) Left side



E. Item 18 (Picture) No flashing installed at projecting wood trim



E. Item 19 (Picture) No Z-Flashing installed at horizontal seams



E. Item 20 (Picture) Left rear



E. Item 21 (Picture) Right rear



E. Item 22 (Picture) Loose

(9) The drywall on the wall is damaged. While this damage is cosmetic, it needs to be repaired. A qualified person should repair or replace as needed.

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E. Item 23 (Picture) Garage

(10) The drywall on the wall reveals tape lines and nail bed areas (cosmetic). While this damage is cosmetic, it needs to be repaired. A qualified person should repair or replace as needed.



E. Item 24 (Picture) Front entry

(11) Baseboards have some separation and deterioration of caulking. I recommend having a qualified person make repairs of needed.



E. Item 25 (Picture) Left rear bedroom



E. Item 26 (Picture) Left rear bedroom

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



E. Item 27 (Picture) Hall bath

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F. Ceilings and Floors

Floor Structure: Slab
Floor System Insulation: NONE
Ceiling Structure: 6" or better

Comments:

(1) The Drywall on the ceiling is damaged garage. Repairs are needed. A qualified contractor should inspect and repair as needed.

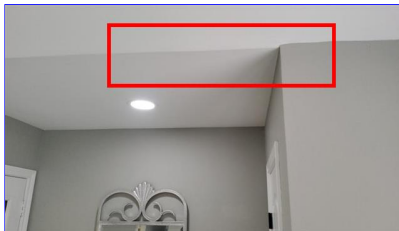


F. Item 1 (Picture) Garage

(2) The Drywall on the ceiling reveals tape line and nail bed areas (cosmetic). This damage is considered cosmetic. A qualified contractor should inspect and repair as needed.



F. Item 2 (Picture) Garage



F. Item 3 (Picture) Front entry

(3) The Drywall on the ceiling is peeling in areas and needs prep and paint. This is a cosmetic issue for your information. I recommend prep and paint using a qualified contractor.

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

I NI NP D



F. Item 4 (Picture) Garage



F. Item 5 (Picture) Garage



F. Item 6 (Picture) Hall bath

(4) I recommend silicone caulking along floor at tubs and toilets.



F. Item 7 (Picture) Hall bath

(5) I recommend silicone caulking along floor at all cabinets and baseboards in wet areas.



F. Item 8 (Picture) Hall bath

G. Doors (Interior and Exterior)

Comments:

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

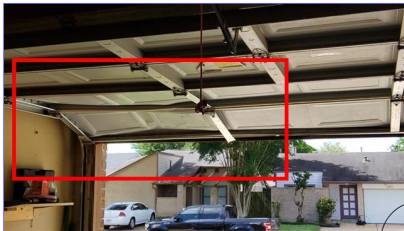
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G. Item 1 (Picture) Garage

(2) The garage door at the front of home is damaged at panels. A repair or replacement is needed. A qualified contractor should inspect and repair as needed.



G. Item 2 (Picture) Garage

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



G. Item 3 (Picture) Garage,
missing hardware

(4) The side entry door missing head flashing. Water intrusion may occur if not repaired. A qualified contractor should inspect and repair as needed.



G. Item 4 (Picture)

(5) Closet doors were missing in areas. A repair or replacement is needed. A qualified person should repair or replace as needed.

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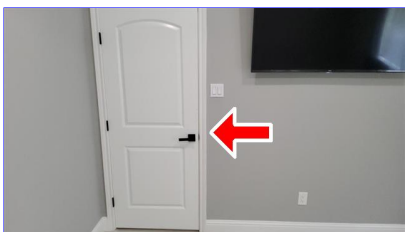


G. Item 5 (Picture) Front left bedroom



G. Item 6 (Picture) Master closet

(6) An interior door needs strike and latch adjustment to shut tight at Master Bedroom. This is a small repair. A qualified person should repair or replace as needed.



G. Item 7 (Picture) Master bedroom

H. Windows

[Comments:](#)

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



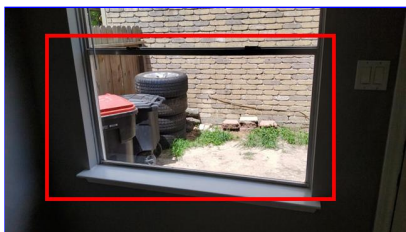
H. Item 1 (Picture) Most plastic dividers were damaged or missing



H. Item 2 (Picture) Left side



H. Item 3 (Picture) Left side



H. Item 4 (Picture) Living room

(2) Windows have damaged or missing screens. This is not considered to be today's standards. I recommend having a qualified person make repairs as needed.

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I NI NP D



H. Item 5 (Picture) Left side, 3 missing



H. Item 6 (Picture) Rear, 1 missing



H. Item 7 (Picture) Master bedroom, damaged

I. Stairways (Interior and Exterior)

Comments:

J. Fireplaces and Chimneys

Chimney (exterior): Wood

Operable Fireplaces: One

Types of Fireplaces: Solid Fuel, Conventional

Number of Woodstoves: None

Comments:

- (1) I do not inspect the shape of fireplace or the design to determine if your fireplace has a proper air draw.
- (2) Metal rain cap on chimney crown is rusting. A qualified contractor should inspect and repair or replace as needed.



J. Item 1 (Picture) Chimney

K. Porches, Balconies, Decks and Carports

Comments:

- (1) The weight load capabilities are not part of this inspection.
- (2) The wooden support beam at the front entry shows signs of movement. A possible injury could occur if not secured. A qualified contractor should inspect and repair as needed.

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I NI NP D

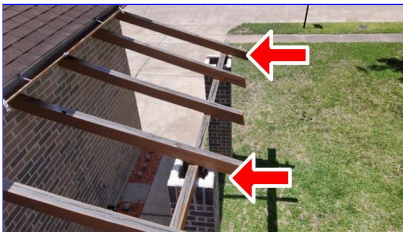


K. Item 1 (Picture) Front entry



K. Item 2 (Picture) Beam has rolled

(3) Columns at front entry were not capped off and did not have weep holes at bottom to let water out. Further deterioration will occur if not corrected. I recommend having a qualified contractor repair or replace as needed.



K. Item 3 (Picture) Front entry



K. Item 4 (Picture) Front entry

(4) The brick floor on the patio at the left side of home has cracked in some areas (which are cosmetic). I recommend repair as desired.



K. Item 5 (Picture) Side patio

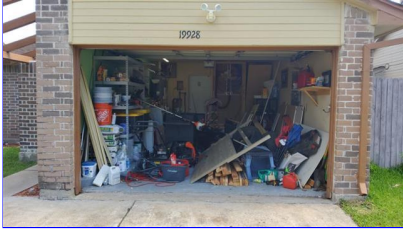
L. Other

[Comments:](#)

(1) Areas of the home have limited access due to furniture or occupants belongings. This is for your information.

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I NI NP D



L. Item 1 (Picture) Garage

(2) Countertops were stained in areas. I recommend repair as needed.



L. Item 2 (Picture) Right of kitchen sink

(3) The concrete drive at the front of home deteriorated in areas and has settlement cracks. Further deterioration can occur if not repaired. A qualified contractor should inspect and repair as needed.



L. Item 3 (Picture) Curb



L. Item 4 (Picture) Driveway



L. Item 5 (Picture) Driveway

(4) Fence is deteriorated/damaged in area's. Recommend repair or replace by a qualified contractor.

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

I NI NP D



L. Item 6 (Picture) Gate was difficult to operate/latch



L. Item 7 (Picture) Backyard fence

(5) Window blinds are damaged in areas. I recommend repairs as needed.



L. Item 8 (Picture) Left rear bedroom

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

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II. ELECTRICAL SYSTEMS

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



Underground service and meter



Electrical panel

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

I NI NP D



100 amp main disconnect



Inside electrical panel

A. Service Entrance and Panels

Electrical Service Conductors: Below ground, Aluminum

Panel Capacity: 150 AMP

Panel Type: Circuit breakers

Electric Panel Manufacturer: Bryant

Comments:

(1) The grounding wire did not appear to be properly grounded at meter. I recommend having a qualified electrician repair and/or replace.



A. Item 1 (Picture) Rear

(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.

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A. Item 2 (Picture)



A. Item 3 (Picture) Rear

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



A. Item 4 (Picture) Electrical 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 5 (Picture) Electrical panel

(5) The main panel does not have a whole house surge protector. This is not today's standards. Recommend a licensed electrician to repair as needed.

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A. Item 6 (Picture) Electrical panel

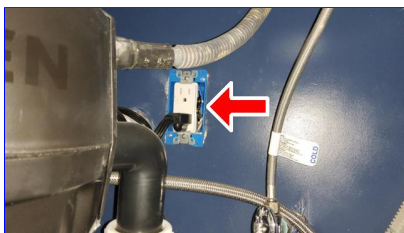
B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Romex

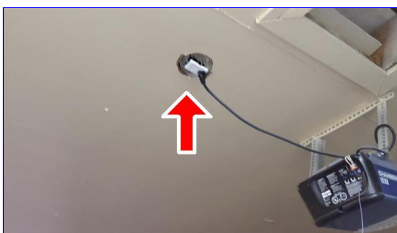
Branch wire 15 and 20 amperage: Copper

Comments:

- (1) I recommend checking all smoke detectors for functionality and putting fresh batteries in each unit upon move in. It is recommend to have smoke detection in each bedroom, hallways and living area. (Carbon monoxide detection is recommended if home is equipped with gas fired appliances)
- (2) Outlets are missing cover-plates in areas. Electrical issues are considered a hazard until repaired. A qualified licensed electrical contractor should perform repairs that involve wiring.



B. Item 1 (Picture) Kitchen



B. Item 2 (Picture) Garage

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



B. Item 3 (Picture) Garage

- (4) Arc fault breakers are not in required areas of home at electrical panel. This is not considered today's standard. I recommend having a qualified electrician inspect and make repairs as needed.

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I	NI	NP	D
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B. Item 4 (Picture) Electrical panel

(5) At least two circuit breakers in main panel are of a different brand than panel manufacturer. The manufacturer requires that in order for the panel to be safe, only their brand is allowed to be used inside the panel. Even though these circuit breakers are all "UL approved," they are not approved to be used in panels of different manufacturers unless so indicated on the panel label.

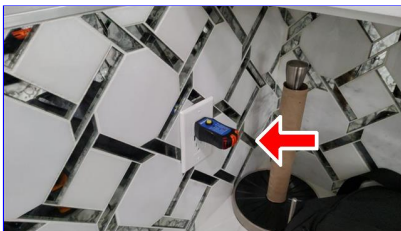


B. Item 5 (Picture) Eaton breakers in Bryant panel

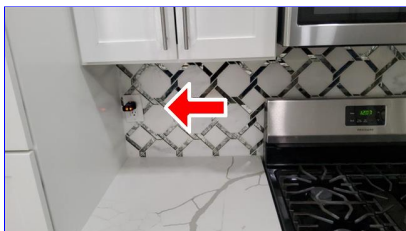
(6) There are no GFCI protected circuits in required area's. This is not considered to be today's standard. I recommend having a qualified electrician make repairs as needed.



B. Item 6 (Picture) Kitchen



B. Item 7 (Picture) Kitchen



B. Item 8 (Picture) Kitchen



B. Item 9 (Picture) Kitchen

(7) One "three-prong" outlet is clogged or obstructed with paint or debris in the living room. Electrical issues are considered a hazard until repaired. A qualified licensed electrical contractor should perform repairs that involve wiring.

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

I NI NP D



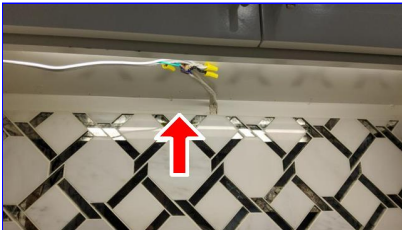
B. Item 10 (Picture) Living room

(8) At least one "three-prong" outlet is loose in wall in most if not all rooms. Electrical issues are considered a hazard until repaired. A qualified licensed electrical contractor should perform repairs that involve wiring.



B. Item 11 (Picture) Living room

(9) Several open splices need placing in boxes with cover-plates in the kitchen. A qualified licensed electrical contractor should perform repairs that involve wiring.



B. Item 12 (Picture) Kitchen



B. Item 13 (Picture) Kitchen



B. Item 14 (Picture) Kitchen

(10) The wall switch is missing "cover-plate" at the Small bedroom. Electrical issues are considered a hazard until repaired. A qualified licensed electrical contractor should perform repairs that involve wiring.

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

I NI NP D



B. Item 15 (Picture) Left front bedroom



B. Item 16 (Picture) left rear bedroom closet, missing screw

(11) The light fixture at the master closet was controlled by a pull chain. This is not considered today's standard. I recommended repair as desired. A qualified licensed electrical contractor should perform repairs that involve wiring.



B. Item 17 (Picture) Master closet

C. Other

Comments:

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

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

I NI NP D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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



Arrived



HVAC Outside Condenser



Condenser data plate

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

I NI NP D



Gas furnace



Thermostat

A. Heating Equipment

Type of Systems: Forced Air

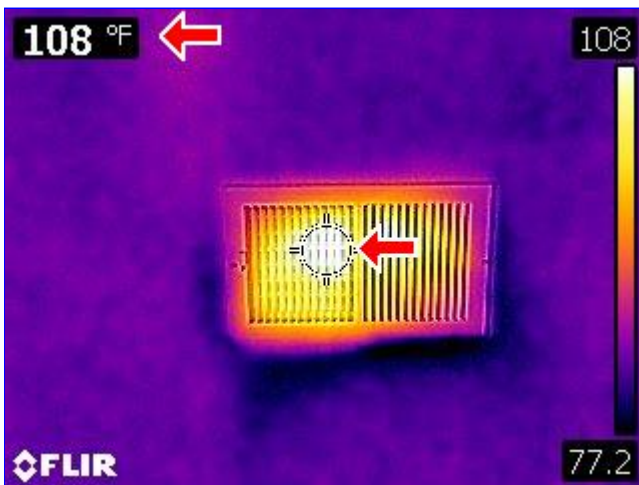
Energy Sources: Gas

Heat System Brand: Goodman

Number of Heat Systems (excluding wood): One

Comments:

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



A. Item 1 (Picture) Supply

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

I	NI	NP	D
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B. Cooling Equipment

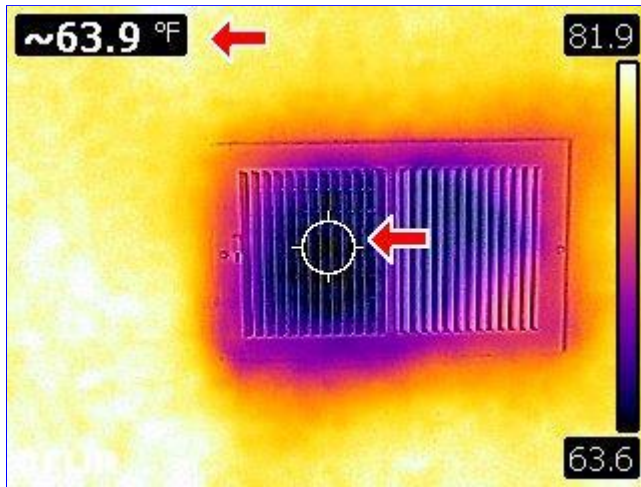
Type of Systems: Air conditioner unit

Central Air Manufacturer: Goodman

Comments:

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

(2) 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 15 degrees and 22 degrees which indicates that the unit is cooling as intended. The supply air temperature on your system read 63 degrees and the return air temperature was 81 degrees. This indicates the range in temperature drop is normal.



B. Item 1 (Picture) Supply



B. Item 2 (Picture) Return

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

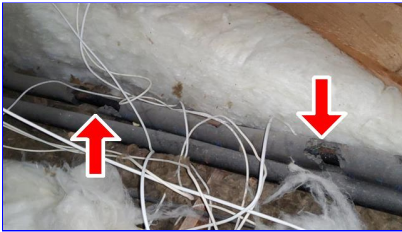
I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I NI NP D



B. Item 3 (Picture) Approximately 9 years old

(4) Insulation on condensation drain lines is missing in areas. Condensation could occur if not corrected. I recommend having a qualified HVAC add insulation as needed.



B. Item 4 (Picture) Attic

C. Duct Systems, Chases, and Vents

Ductwork: Insulated

Filter Type: Disposable

Filter Size: N/A

Comments:

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

(2) The return air grill in wall is bent. This item is a cosmetic issue for your information. I recommend service or repair as needed.



C. Item 1 (Picture) Hallway

(3) The duct pipe needs support straps in the attic. . A qualified HVAC person should inspect further and repair or replace as needed.

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

I NI NP D



C. Item 2 (Picture) Attic

(4) Duct piping appears to be in contact with one another in the attic space. Condensation could occur if not corrected. I recommend having a qualified HVAC contractor further evaluate and make repairs as needed.



C. Item 3 (Picture) Attic

D. Other

Comments:

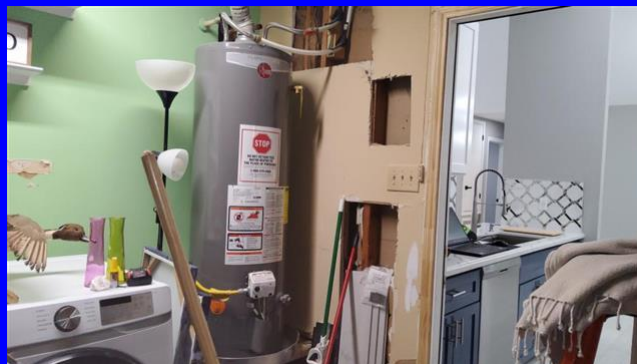
The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and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

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

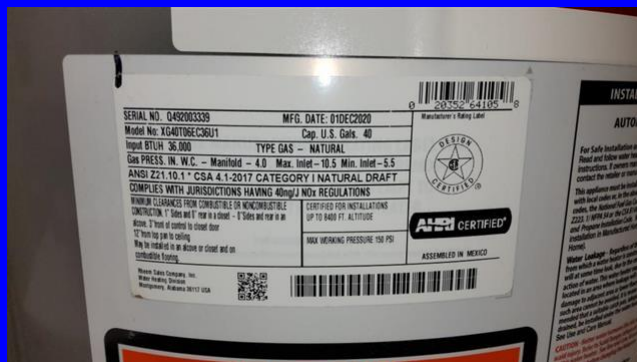
I NI NP D

IV. PLUMBING SYSTEM

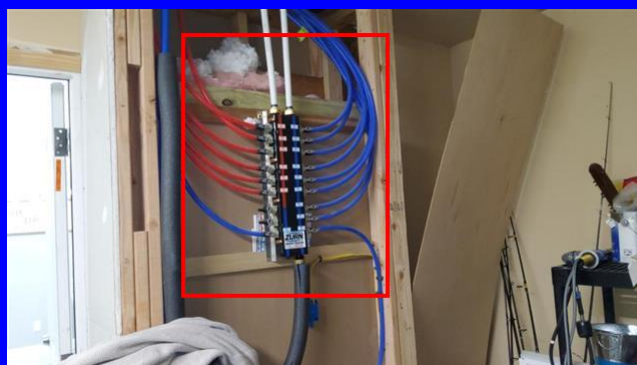
The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping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



40 gallon gas water heater



Water heater data plate



PEX manifold

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

I NI NP D



Water meter located in front yard



Water pressure 62 psi



Main water shutoff



Gas meter

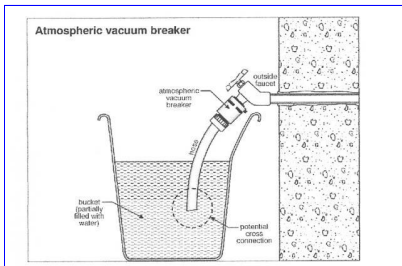
I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D
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A. Plumbing Supply Distribution Systems and Fixtures

Location of water meter: Front, Left Side
Location of main water supply valve: Front, Left Side
Static water pressure reading: 62 pounds/square inch
Water Source: Public
Plumbing Water Supply (into home): PVC
Plumbing Water Distribution (inside home): Copper, PEX, Not visible
Water Filters: None, (We do not inspect filtration systems)
Type of gas distribution piping material: Black pipe
Comments:

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



A. Item 1 (Picture)



A. Item 2 (Picture) Exterior faucets

(2) Water appeared to be shutoff to master shower at time of inspection. Fixtures and drain could not be tested. We do not operate plumbing shutoff valves that have been turned off.

(3) Hose for shower wand was too long and may allow a cross connection (bath water could potentially enter potable water supply). This is potential health hazard until corrected. I recommend a qualified person repair as needed.



A. Item 3 (Picture) Shower wand can reach below bath water line

B. Drains, Waste, and Vents

Washer Drain Size: 2" Diameter
Plumbing Waste: PVC
Comments:

The bathtub stopper mechanism is not working properly. I recommend repairs as needed.

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

I	NI	NP	D
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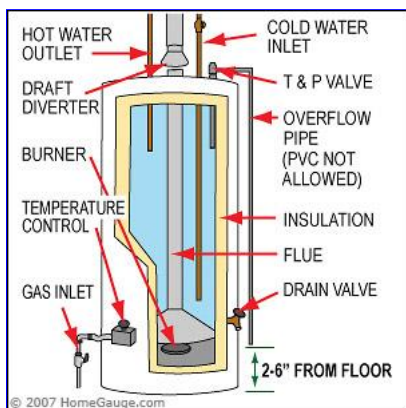
B. Item 1 (Picture) Hall bath

C. Water Heating Equipment

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

Comments:

(1) The T&P (Test and Pressure) valve on water heater needs a 3/4 threaded pipe to extend within 6 inches of floor for safety. (PVC is not approved for hot water use). I recommend repair by a qualified person.



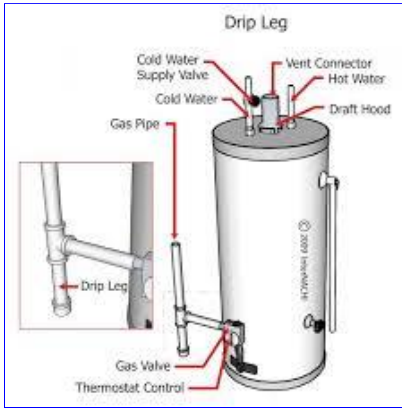
C. Item 2 (Picture) Garage

C. Item 1 (Picture) T&P

(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.

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

I	NI	NP	D
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C. Item 3 (Picture)



C. Item 4 (Picture) Garage

D. Hydro-Massage Therapy Equipment

Comments:

E. Gas Distribution Systems and Gas Appliances

Location of gas meter: Rear of home

Comments:

F. Other

Comments:

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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

I NI NP D

V. APPLIANCES

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



Dishwasher



Food waste disposer



Built-in microwave and range hood combo

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

I NI NP D



Gas range and oven



Garage opener

A. Dishwashers

Dishwasher Brand: Frigidaire

Comments:

(1) The dishwasher door hinges were unusually noisy and may need maintenance or adjustment. I recommend repair as necessary.



A. Item 1 (Picture) Kitchen

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

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

I NI NP D



A. Item 2 (Picture) Kitchen

B. Food Waste Disposers

Disposer Brand: Moen

Comments:

Tested and working properly at the time of inspection.



B. Item 1 (Picture) Kitchen

C. Range Hood and Exhaust Systems

Exhaust/Range hood: Vented, Frigidaire

Comments:

Tested and working properly at the time of inspection.



C. Item 1 (Picture) Kitchen

D. Ranges, Cooktops and Ovens

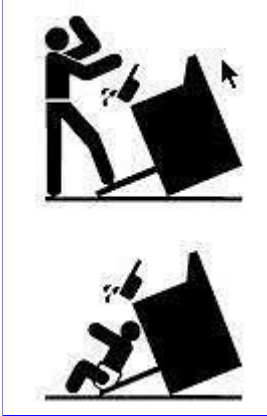
Range/Oven: Frigidaire

Comments:

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

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

I NI NP D



D. Item 1 (Picture) anti tip



D. Item 2 (Picture) Kitchen

(2) The left two burners for range did not work when tested, would not ignite properly. I recommend repair as needed.



D. Item 3 (Picture) Kitchen

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



D. Item 4 (Picture) Oven

E. Microwave Ovens

Built in Microwave: Frigidaire

Comments:

Tested and working properly at the time of inspection.

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

I NI NP D



E. Item 1 (Picture) Kitchen

F. Mechanical Exhaust Vents and Bathroom Heaters

[Comments:](#)

(1) The Exhaust fan is old and noisy at the hall bath. This is for informational purpose to you. A qualified person should repair or replace as needed.



F. Item 1 (Picture) Hall bath

(2) The bathroom exhaust fans did not properly vent to the outside. Vent pipes that terminate in attic space can sometimes cause moisture that can lead to mold or cause condensation. A qualified contractor should inspect and repair as needed.



F. Item 2 (Picture) Attic

G. Garage Door Operator(s)

[Comments:](#)

H. Dryer Exhaust Systems

[Comments:](#)

I. Other

[Comments:](#)

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

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

I NI NP D

VI. OPTIONAL SYSTEMS

The home inspector shall observe and operate the basic functions of the following optional systems(unless listed as not inspected): Sprinkler systems will be run through each zone in test mode (we do not test timers), out buildings are inspected for structural and safety hazards, private wells are checked for proper pressure and flow, permanently installed outdoor cooking equipment is tested to operate under normal use settings, Sewer systems are put under simulated living conditions to confirm proper drainage, pools and hot tubs are tested using regular controls, heaters are only tested for a short while (we do not run heaters to full temp), pool inspection is limited to visual deficiencies. The home inspector is not required to observe: Clocks, timers, for calibration or automatic operation.

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 equiped 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 System

[Comments:](#)

F. Outdoor Cooking Equipment

[Comments:](#)

G. Other

[Comments:](#)

H. Other Built-in Appliances

[Comments:](#)

Noted optional systems of the home that 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.