



Simply The Best!

Inspection Report

Francisco Velasquez

Property Address:
9226 Portal Dr
Houston TX 77031



HG Home Inspection / Hilsher Group LLC

Steven Bradfute

Texas Professional Home Inspector #21353

**2020 N loop W Ste #150
Houston, Texas 77018
281-782-7451**

PROPERTY INSPECTION REPORT FORM

Francisco Velasquez	6/11/2022
<i>Name of Client</i>	<i>Date of Inspection</i>
9226 Portal Dr, Houston, TX 77031	
<i>Address of Inspected Property</i>	
Steven Bradfute	Texas Professional Home Inspector #21353
<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:

Customer

Type of building:

Single Family (1 story)

Style of Home:

Traditional

Approximate age of building:

1972

Home Faces:

South

Temperature:

95 degrees

Weather:

Cloudy

Ground/Soil surface condition:

Dry

Rain in last 3 days:

No

Comments: Set by agent/SL

WDI -

Referral: Realtor

Rooms:

Report Identification: 9226 Portal Dr

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.



Stick built roof structure



approximately 6 inches of insulation in the attic

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

I NI NP D



A. Foundations

Type of Foundation (s): Poured concrete
Method used to observe Crawlspace: No crawlspace

Comments:

- (1) This is not an engineering report, but is only an opinion based on observation of conditions known to be related to foundation performance, using the knowledge and experience of the inspector.
- (2) The foundation is poured on grade and appears to be performing as designed.

B. Grading and Drainage

Comments:

- (1) 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.

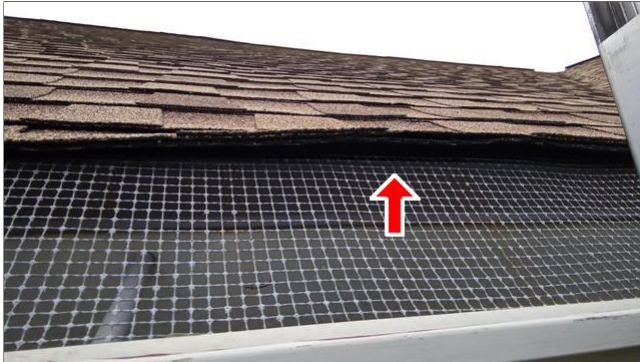


B. Item 1(Picture) at multiple locations

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

I	NI	NP	D
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(2) The gutter on the front of the home does not appear to be installed correctly. The shingles are being pushed upward. Recommend having a qualified contractor inspect and make all necessary repairs and



B. Item 2(Picture)

C. Roof Covering Materials

Types of Roof Covering: Architectural

Viewed from: Walked roof

Roof Ventilation: Gable vents, Ridge vents, Soffit Vents

Comments:

This inspection does not warrant against roof leaks.

D. Roof Structures and Attics

Method used to observe attic: Walked

Viewed from: Attic

Roof Structure: 2 X 6 Rafters

Attic Insulation: Batt, Fiberglass

Approximate Average Depth of Insulation: less than 6 inches

Approximate Average Thickness of Vertical Insulation: less than 6 inches

Attic info: Pull Down stairs, Light in attic

Comments:

(1) Attic inspection is limited to visibility from service decking that is safely accessible at the time of inspection.

(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.

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

I	NI	NP	D
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D. Item 1(Picture)

(3) 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.



D. Item 2(Picture) additional insulation needed

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

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E. Walls (Interior and Exterior)

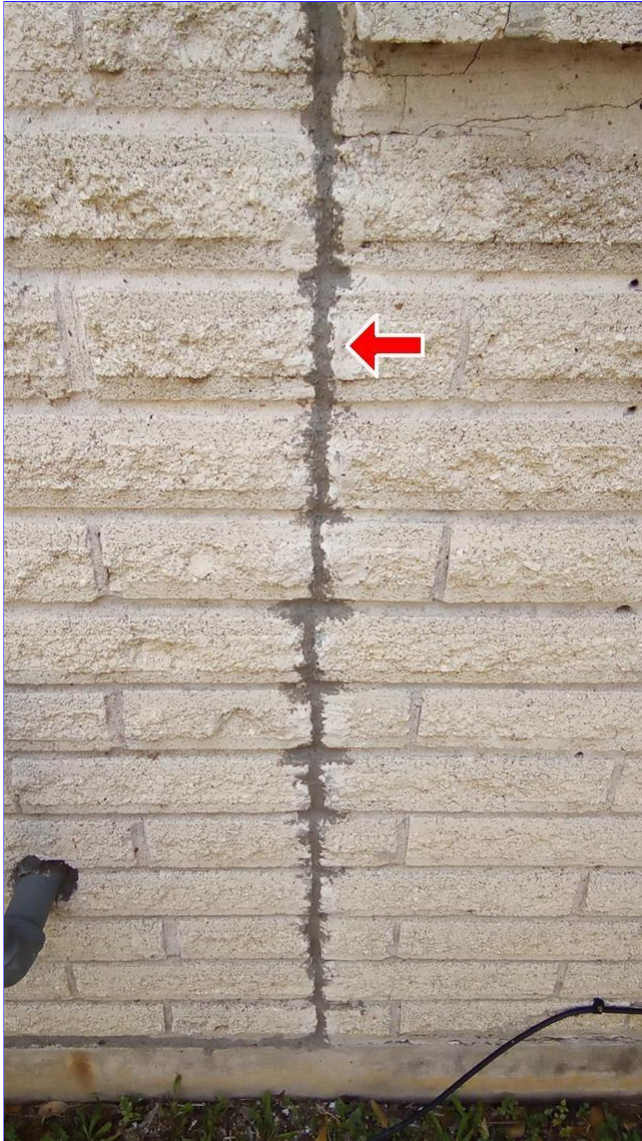
Wall Structure: Wood

Comments:

(1) The brick expansion joints around the home have been sealed with mortar. This is not considered to be today's standard. Recommend having a qualified contractor inspect and make all necessary repairs.

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

I NI NP D



E. Item 1(Picture) right side of the home

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

I NI NP D



E. Item 2(Picture) left side of the home

(2) The brick walls have been repaired in multiple locations. This is most likely due to settlement. This is for your information.

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

I NI NP D



E. Item 3(Picture) front OK f home on right.



E. Item 4(Picture) front of home to right of main entry

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

I NI NP D



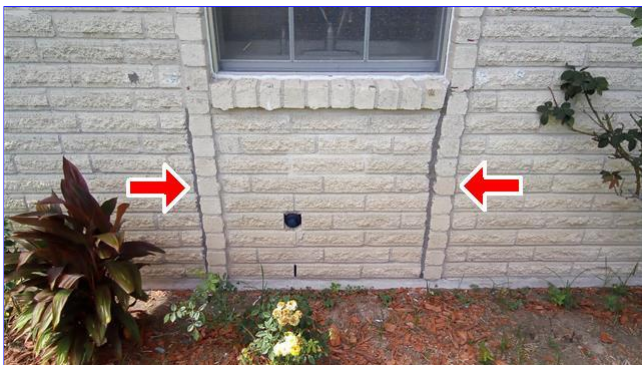
E. Item 5(Picture) at main entry



E. Item 6(Picture) front of home. left on main entry

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I	NI	NP	D
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E. Item 7(Picture) front of home at kitchen window

(3) 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 8(Picture) around the garage

F. Ceilings and Floors

Floor Structure: Slab

Floor System Insulation: NONE

Ceiling Structure: 2X6

Comments:

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 1(Picture) top of master bedroom closet

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

I	NI	NP	D
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G. Doors (Interior and Exterior)

Comments:

(1) The exterior door has keyed dead bolt lock. This prevents proper egress and is a safety hazard until repaired. I recommend having a qualified person make repairs as needed.



G. Item 1(Picture) rear living room door



G. Item 2(Picture) laundry room exterior door

(2) The entry door deteriorated at bottom of jamb (s). Further deterioration may occur if not repaired. A qualified person should repair or replace as needed.



G. Item 3(Picture) right living room rear door at jamb

(3) The garage access door is deteriorated at bottom of jamb (s). A repair or replacement is needed. A qualified contractor should inspect and repair as needed.

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

I NI NP D



G. Item 4(Picture) right jamb



G. Item 5(Picture) left jamb

H. Windows

Comments:

I. Stairways (Interior and Exterior)

Comments:

J. Fireplaces and Chimneys

Chimney (exterior): Brick

Operable Fireplaces: One

Types of Fireplaces: Solid Fuel, Gas/LP Log starter

Number of Woodstoves: None

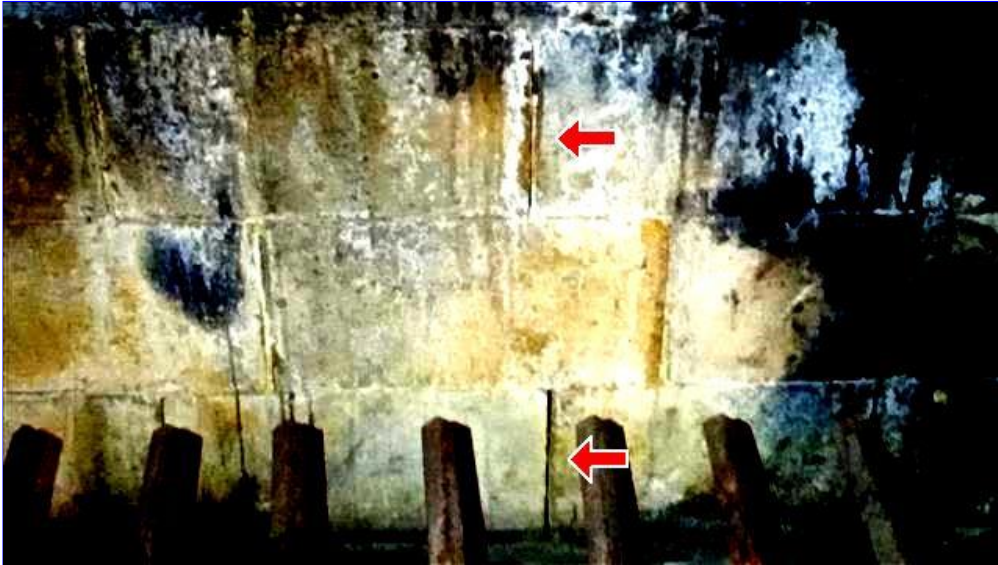
Comments:

(1) I do not inspect the shape of fireplace or the design to determine if your fireplace has a proper air draw.

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

I NI NP D

(2) The (Burn Area) for the fireplace is not properly sealed. This burn area should be fireproof. Any repairs should be performed according to the manufacturer's specifications.



J. Item 1(Picture)

K. Porches, Balconies, Decks and Carports

[Comments:](#)

The weight load capabilities are not part of this inspection.

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

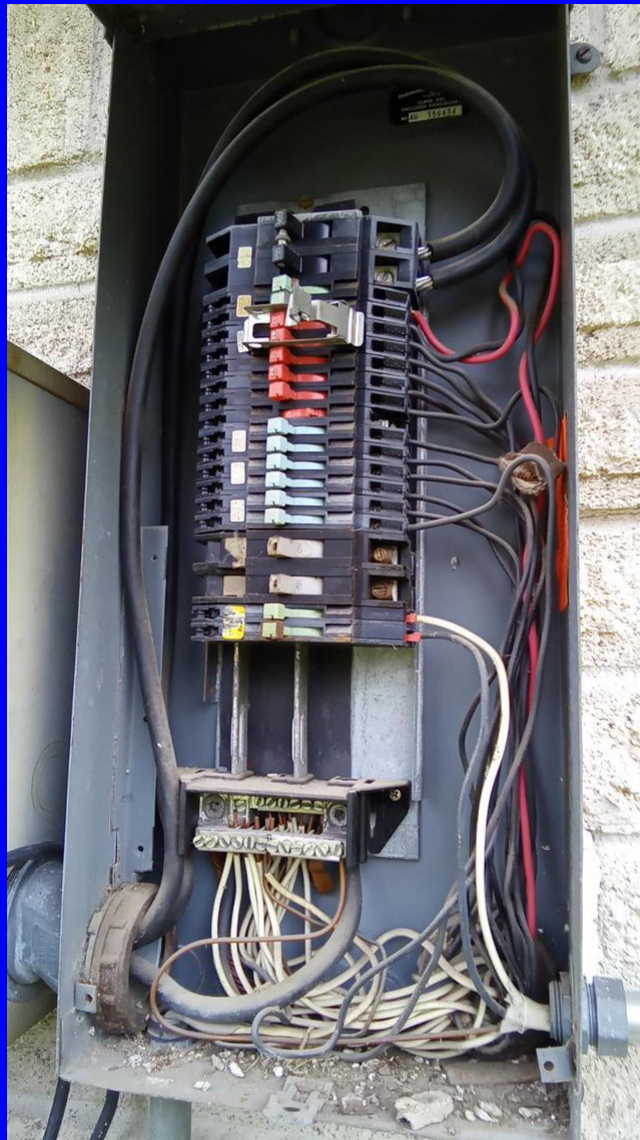
The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities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

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

I NI NP D



underground electrical service entrance and 100 amp electrical panel located on the rear of the home



inside the electrical panel

A. Service Entrance and Panels

Electrical Service Conductors: Below ground, Aluminum

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

I NI NP D

Panel Capacity: 100 AMP
Panel Type: Circuit breakers
Electric Panel Manufacturer: Unknown
Extra Info: Zinsco

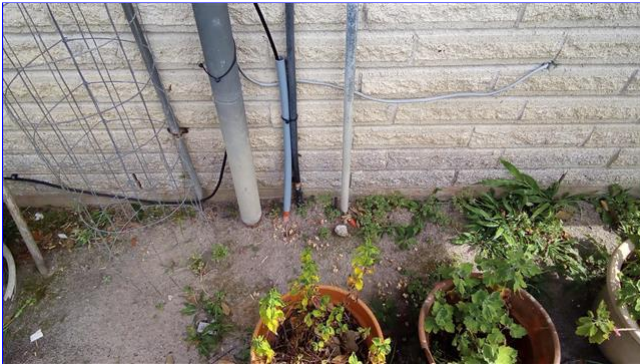
Comments:

(1) There is a bond wire to the metal plumbing but it is not within 5 feet from where plumbing line enters home. It would be safer if the above direction is observed. If you choose to correct, there should only be one bond wire to the metal plumbing so the one in wrong location should be removed. I recommend an electrical contractor install a ground wire and clamp on metal plumbing line within five feet from where plumbing line enters home and remove the old location.



A. Item 1(Picture) at gas meter

(2) I could not locate the ground wire. The ground wire may not be present or could be hidden from view by construction materials. I recommend an electrical contractor verify or install a ground wire.



A. Item 2(Picture)

(3) You have a Zinsco-Sylvania panel which is legal, but there is a possibility that the circuit breakers may not trip when shorted possibly causing an electrical hazard. Opinions by most licensed electrical contractors on this panel is that it is unsafe. I recommend you consult a licensed electrical contractor for replacement.

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

I NI NP D



A. Item 3(Picture)

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



A. Item 4(Picture) clear labeling needed

(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.

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

I NI NP D



A. Item 5(Picture) no surge protector

(6) The panel is missing cover screw(s). **This is a safety issue.** I recommend having a qualified person repair as needed.



A. Item 6(Picture)

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

I NI NP D

(7) There is no anti-oxidant 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 7(Picture)

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Romex

Branch wire 15 and 20 amperage: Copper

Comments:

- (1) I recommend checking all smoke detectors for functionality and putting fresh batteries in each unit upon move in. It is recommend to have smoke detection in each bedroom, hallways and living area. (Carbon monoxide detection is recommended if home is equipped with gas fired appliances)
- (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.

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

I NI NP D



B. Item 1(Picture) kitchen counter top areas



B. Item 2(Picture) laundry room



B. Item 3(Picture) shared bathroom



B. Item 4(Picture) exterior outlets

(3) A three prong outlet for dryer is present in laundry room. This is not considered today's standard.

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

I NI NP D

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 5(Picture)

(4) The ceiling fan does not work in the front left bedroom. Electrical issues are considered a hazard until repaired. A qualified licensed electrical contractor should perform repairs that involve wiring.



B. Item 6(Picture)

(5) Smoke detectors are needed in all the bedrooms. Without working smoke detectors in your home you have no first alert to a possible fire. A qualified contractor should inspect and repair as needed.

(6) There is no carbon monoxide detector found in home. It is recommended that one be installed according to the manufacturer's instructions.

(7) Doorbell did not work properly at the time of inspection. I recommend having a qualified person repair.

(8) 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.

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

I NI NP D

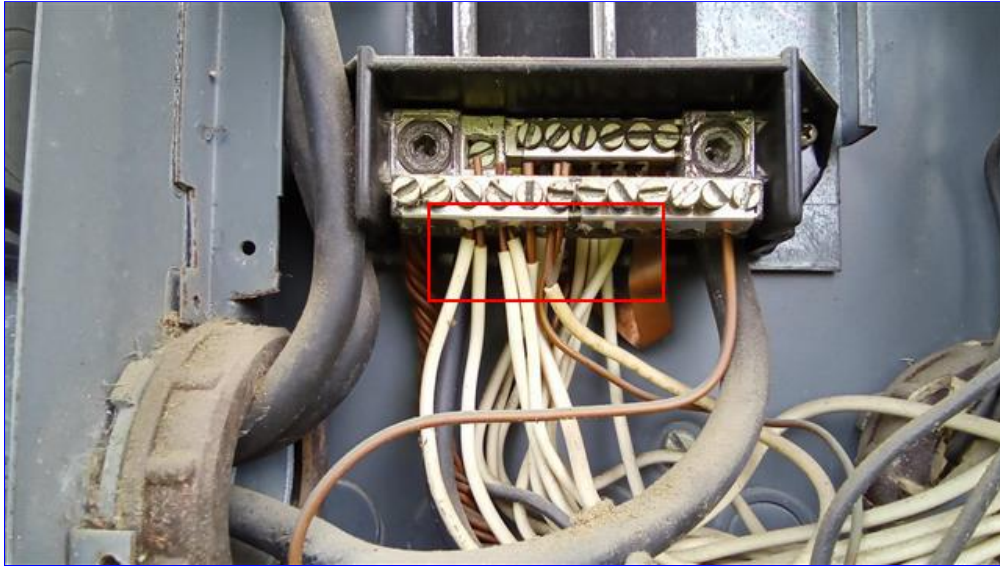


B. Item 7(Picture)

(9) Problem(s) discovered with Branch Circuits such as amateur wiring installation, doubled wiring at neutral/grounding bar, and any other problems that an electrical contractor may discover while performing repairs need correcting. I recommend a licensed electrical contractor inspect further and correct as needed.

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

I NI NP D



B. Item 8(Picture) doubled neutral wires

(10) The electrical outlet located inside the garage on the right wall is wired with an open ground. This is a possible shock hazard. Recommend having a licensed electrician make all the necessary repairs.



B. Item 9(Picture)

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

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

I NI NP D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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



arrival at



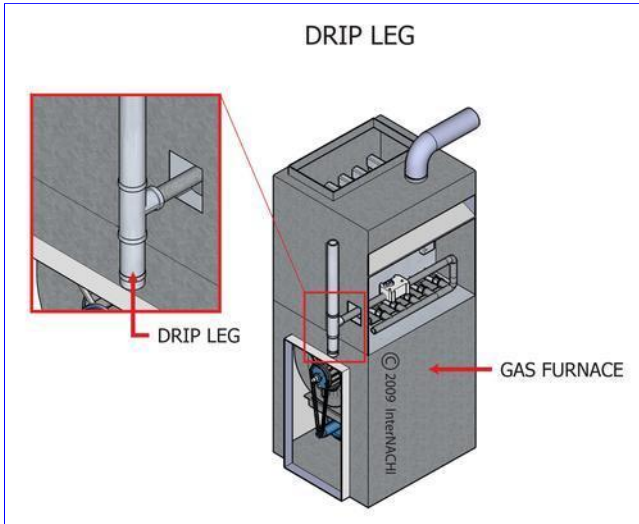
Trane gas furnace located in the attic



insulated ductwork

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

I NI NP D

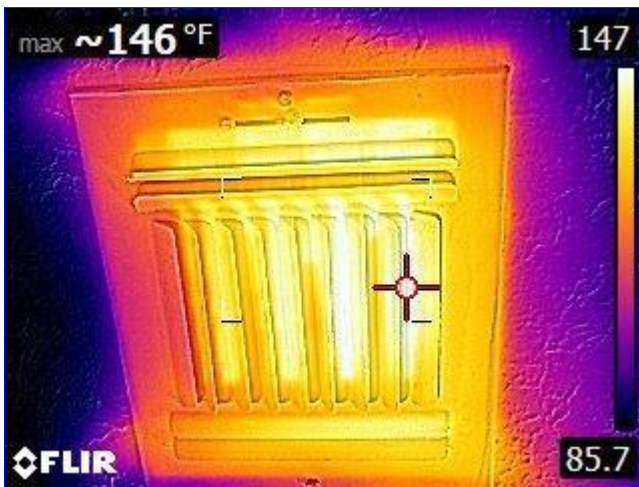


A. Item 1(Picture) dripleg



A. Item 2(Picture) no drip leg

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



A. Item 3(Picture) vent temperature in heat mode

B. Cooling Equipment

Type of Systems: Air conditioner unit

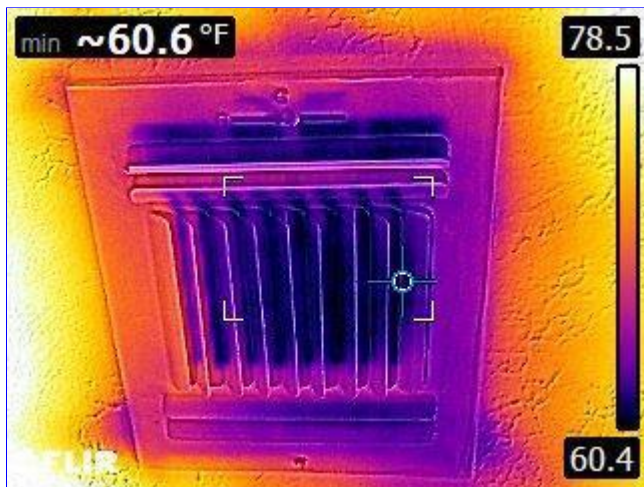
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Central Air Manufacturer: Trane

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 60 degrees and the return air temperature was 80 degrees. This indicates the range in temperature drop is normal.



B. Item 1(Picture) supply



B. Item 2(Picture) return

- (3) The emergency overflow drain pan for the HVAC system is showing signs of deterioration. Further deterioration may occur if not corrected. I recommend having a qualified person make repairs as needed.

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

I NI NP D



B. Item 3(Picture)

(4) The foam sleeve on suction line is deteriorated. A replacement is needed. 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 4(Picture)



B. Item 5(Picture)

(5) The evaporator secondary drain pan line should terminate over a window per today's standard. Recommend having a qualified HVAC technician inspect and make all necessary repairs.

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

I NI NP D



B. Item 6(Picture)

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

I NI NP D



B. Item 7(Picture)

C. Duct Systems, Chases, and Vents

Ductwork: Insulated

Filter Type: Disposable

Filter Size: Adequate

Extra Info: 12x36

Comments:

- (1) I recommend changing all HVAC filters upon move in.
- (2) The supply needs support straps in the attic. Energy loss is occurring. A licensed HVAC contractor should service or repair unit.

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

I NI NP D



C. Item 1(Picture) straps needed

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.

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

I NI NP D



water meter located at the street on the left side



Rheem 40 gallon gas water heater located in the laundry room

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

I NI NP D



water heater label



Gas meter located on the right side of the home



main water shutoff valve located on the left side of the home



60 PSI

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

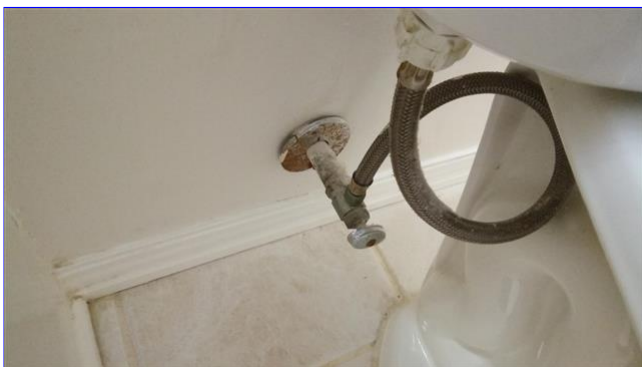
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A. Plumbing Supply Distribution Systems and Fixtures

- Location of water meter:** Street
- Location of main water supply valve:** Left Side
- Static water pressure reading:** 60 pounds/square inch
- Water Source:** Public
- Plumbing Water Supply (into home):** Galvanized (old)
- Plumbing Water Distribution (inside home):** Galvanized
- Water Filters:** (We do not inspect filtration systems)
- Type of gas distribution piping material:** Galvanized

Comments:

The water pipe ran in the home is galvanized steel pipe. Galvanized pipe is only rated for 35 to 40 years. The pipe has exceeded its life expectancy. This is for your information.



A. Item 1(Picture)

B. Drains, Waste, and Vents

- Washer Drain Size:** 2" Diameter
- Plumbing Waste:** PVC

Comments:

(1) The p-trap on waste line is "double trapped" which can create an air lock at the Kitchen sink. This is not considered up to today's standard. A qualified licensed plumber should repair or correct as needed.



B. Item 1(Picture)

(2) The basket strainer is leaking at the Kitchen sink. Repairs are needed. A qualified licensed plumber should repair or correct as needed.

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

I NI NP D



B. Item 2(Picture)

C. Water Heating Equipment

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

D. Hydro-Massage Therapy Equipment

Comments:

E. Gas Distribution Systems and Gas Appliances

Location of gas meter: Front right
Comments:

G. Plumbing Supply Distribution System and Fixtures

Comments:

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

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

I NI NP D

V. APPLIANCES

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



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

I NI NP D



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

I NI NP D



A. Dishwashers

Dishwasher Brand: Kenmore

Comments:

Tested and working properly at the time of inspection.

B. Food Waste Disposers

Disposer Brand: In Sink Erator

Comments:

Tested and working properly at the time of inspection.

C. Range Hood and Exhaust Systems

Exhaust/Range hood: Vented, Broan

Comments:

Tested and working properly at the time of inspection.

D. Ranges, Cooktops and Ovens

Range/Oven: Maytag

Serial #: Summit

Comments:

Tested and working properly at the time of inspection.

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

I NI NP D



D. Item 1(Picture)



D. Item 2(Picture) oven tested at 350 degrees

E. Microwave Ovens

Built in Microwave: None

Comments:

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

No ventilation (window or exhaust fan) for washer/dryer room. Normally an exhaust fan or a window is needed for proper ventilation. I did not inspect to determine what steps are needed to comply. I recommend repair as desired.

G. Garage Door Operator(s)

Comments:

The sensors are in place for garage door(s) and will reverse the door.

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

I NI NP D



G. Item 1(Picture)

H. Dryer Exhaust Systems

[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

Type of Construction:

Style:

Shape:

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)

Type of Pump (well):

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

Type of System (septic):

Location of Drain Field:

Septic Tank:

Comments:

F. Outdoor Cooking Equipment

Energy Source (outdoor cooking):

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.

